



BW
BRIGHOUSE
WOLFF

17 Narrow Lane, Aughton, Lancashire L39 5EN

£239,950





17 Narrow Lane, Aughton, Lancashire L39 5EN

A larger than anticipated two bedroom semi-detached Bungalow with no chain delay, which is set in a very desirable location and provides a spacious, light and flexible layout.

The property is situated in much sought after Aughton, within walking distance of local shops and schools. Aughton Park railway station which provides easy and direct access into Liverpool City Centre is located within walking distance, whilst Ormskirk town centre with it's wide variety of supermarkets, shops, restaurants and bars along with it's twice weekly markets is situated within a short drive.

Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally along with access to the motorway network (M58) at nearby Bickerstaffe.

The accommodation which provides a very flexible layout briefly comprises; entrance hallway, lounge, fitted kitchen, large conservatory, two bedrooms & family shower room.

To the exterior of the property are generous gardens to both front and rear, whilst off road parking is provided by a driveway to the front and single / tandem garage with garden/ store room to the rear.

Further benefits include gas central heating & double glazing.

Due to it's superb location and type, we envisage high levels of interest from the outset. Please therefore call Brighouse Wolff today to arrange a convenient time to view and avoid the disappointment of missing out.

DIRECTIONS

From Ormskirk, head South along Aughton Street taking the second exit at

the mini roundabout and second exit at the main roundabout heading south along the A59.

Upon entering Aughton, turn left onto Moss Delph Way then right onto Noel Gate, before turning second right onto Narrow Lane.

The property can be found on the left hand side of the Lane identified by our 'for sale' board.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Upvc double glazed door provides the principal access into all accommodation.

LOUNGE

18'1" x 12'2" max (5.52 x 3.72 max)

Double glazed sliding doors leading into Conservatory, living flame effect fire set in feature surround, radiator panel, ceiling lighting, tv point.

FITTED KITCHEN

8'1" x 8'1" (2.47 x 2.47)

Fitted with a range of wall and base units together with contrasting work surfaces and partially tiled walls. Stainless steel gas hob, extractor chimney, oven and sink and drainer unit, double doors lead into the conservatory, plumbing for washing machine, ceiling lighting.

CONSERVATORY

20'8" x 8'2" (6.31 x 2.50)

A large full width conservatory is situated to the rear of the property and

provides views over the gardens. Double glazed double doors lead into garden, Upvc double glazed windows, separate entrance into the garage area.

BEDROOM 1

11'8" x 10'2" (3.57 x 3.12)

Double glazed bow window to the front elevation, radiator panel, ceiling lighting & a range of fitted wardrobes to one wall.

BEDROOM 2

10'4" x 8'1" (3.16 x 2.47)

Double glazed window to the front elevation, fitted storage cupboard/wardrobe, radiator panel, ceiling lighting

SHOWER ROOM

7'10" x 5'4" (2.40 x 1.65)

Fitted with a three piece shower suite comprising; corner shower cubicle with over head shower and glass shower screens, low level wc, wash basin, linen/airing cupboard, ceiling lighting.

GARAGE

20'2" x 9'3" (6.15 x 2.84)

With up and over door, outside tap and access to conservatory and garden room.

GARDEN/STORE ROOM

9'3" x 6'0" (2.84 x 1.85)

Windows to the rear elevation, ceiling lighting and power sockets, door access to the rear gardens.

EXTERIOR

FRONT

A block paved driveway and paths provide ample parking and lead to the attached garage, front door and along the front of the main property. .

The front garden is mainly laid to lawn with ornamental flower & shrub borders.

REAR

A fence enclosed garden area which is mainly laid to lawn with a large flagged patio/seating area adjacent top the rear of the property and secondary patio area to the far rear. The garden also benefits from well stocked ornamental flower, shrub & tree borders.

MATERIAL INFORMATION

TENURE

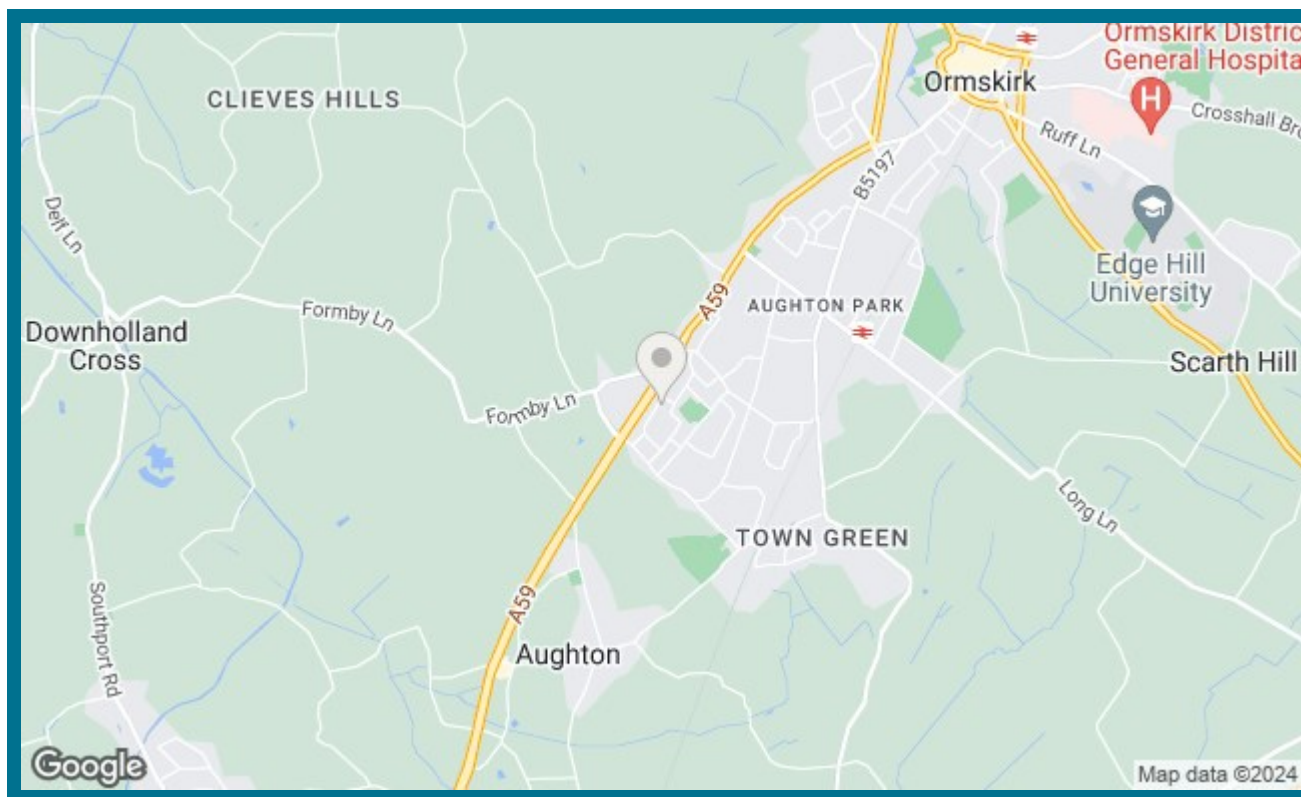
FREEHOLD

COUNCIL TAX BAND

Band: C

2023/2024 Charge: £1914.52

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

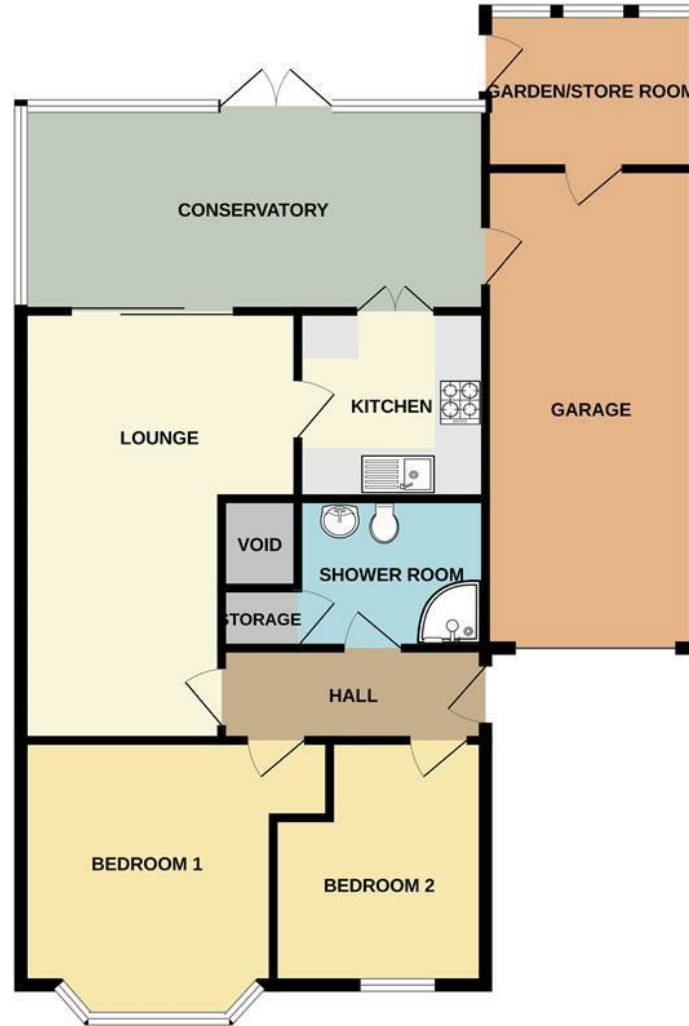
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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