



*BW*  
BRIGHOUSE  
WOLFF

**30 Greenwood Close, Aughton, Lancashire L39 5BL**

**£360,000**





**30 Greenwood Close, Aughton, Lancashire L39 5BL**

An extended 3 bedroom, 3 reception detached family home with no chain delay which is set in an ever popular location at the head of a cul-se-sac on an impressive corner plot. The property does require some modernisation however, it does offer much potential for improvement.

The property is situated just off Westhaven Crescent, Aughton and therefore enjoys a much sought after location whilst being ideally positioned for numerous local amenities including shops, primary and high schools. Town Green rail station which is set within a brisk walk provides excellent access into Liverpool City Centre, whilst excellent road links are provided by the A59 and M58 motorway at nearby Bickerstaffe.

The property is located within easy access of Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, Bistro's and bars, along with it's bustling twice weekly markets. Edge Hill University and Ormskirk Hospital are also located locally.

The accommodation briefly comprises; Entrance hallway, lounge, dining room, kitchen, sitting room and conservatory to the ground floor. To the first floor are three bedrooms and family shower suite, whilst to the exterior are private gardens to the front, side & rear - the side and rear facing in a sunny South & Westerly direction - and off road driveway and single garage parking.

Further benefits include central heating & double glazing.

As we expect high levels of interest from the outset, please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entrance door, stairs lead to the first floor, ceiling lighting.

#### LOUNGE

15'1" x 13'5" (4.60 x 4.09)

Double glazed window to the front elevation, radiator panel, fire & fire place, ceiling light point.

#### DINING ROOM

12'9" x 9'3" (3.90 x 2.82)

Double glazed window to the rear aspect, radiator panel & ceiling lighting.

#### FITTED KITCHEN

12'0" x 7'2" (3.66 x 2.20)

Fitted with a range of wall and base units together with contrasting work surfaces, sink & drainer unit, cooker point, ceiling lighting, double glazed window to the rear elevation.

#### SITTING ROOM

17'3" x 8'3" (5.28 x 2.52)

Double glazed windows to the side and rear elevations, gas fire, radiator panel & ceiling lighting.

#### CONSERVATORY

10'9" x 10'8" (3.30 x 3.26)

Double glazed windows and door leading into the gardens.

#### FIRST FLOOR

#### STAIRS & LANDING

### BEDROOM 1

14'6" x 10'0" (4.42 x 3.07)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

### BEDROOM 2

13'7" x 10'0" (4.15 x 3.05)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

### BEDROOM 3

6'8" x 6'5" (2.05 x 1.97)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

### SHOWER ROOM

6'5" x 5'10" (1.97 x 1.80)

A three piece shower suite comprising shower cubicle with overhead shower and shower screens, low level wc, wash basin, partially tiled elevations, double glazed frosted window & ceiling light point.

### EXTERIOR

#### GARDENS

The property is situated at the head of a quiet cul-de-sac and benefits from gardens to the front, side and rear. The side and rear gardens face South & West respectively and therefore provide excellent & sunny private outdoor living space.

#### PARKING & GARAGE

Two driveways are situated at the front of the property and provide off road parking for several vehicles. One of the driveways lead to attached single garage with up and over door.

### MATERIAL INFORMATION

#### TENURE

Freehold

### COUNCIL TAX

Band: D

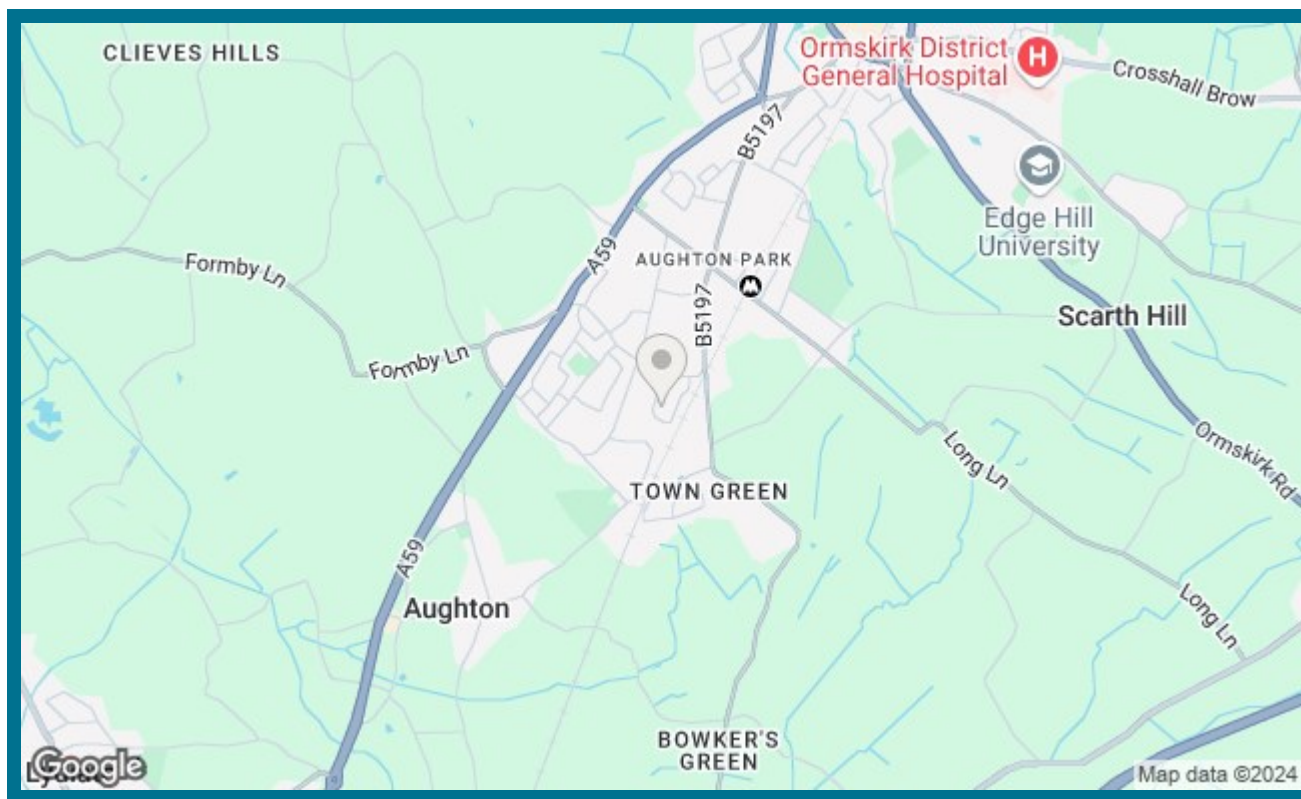
Charge: £2153.84

### MOBILE & BROADBAND COVERAGE

Ultrafast Broadband available

Mobile Voice & Data available

### 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  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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