



**12 Lynwood Avenue, Aughton, Lancashire L39 5BB**

**£325,000**









**12 Lynwood Avenue, Aughton, Lancashire L39 5BB**

**REDUCED!** A 3 bedroom link detached true Bungalow which is set in one of the most sought after locations of the Parish of Aughton.

Set upon Lynwood Avenue just off Swanpool Lane, the property enjoys a prime location close to a wide variety of local amenities. This superb Bungalow provides a spacious, light and flexible layout, whilst being situated in a quiet cul-de-sac setting of similar aged properties.

The accommodation briefly comprises; Porch, entrance hallway, bay fronted lounge, fitted kitchen, side/rear porch, three bedrooms - one of which is currently used as a dining room - and shower suite.

To the exterior of the property are private gardens providing excellent additional outdoor living space, whilst parking is provided by a paved driveway and garage.

Further benefits include but are not limited to double glazing throughout & gas central heating system.

Lynwood Avenue is ideally situated for Aughton Park Railway station which is located within walking distance and provides excellent direct access to Liverpool City Centre. Ormskirk town centre with its variety of shops, supermarkets, restaurants, bistro's and bars is also located within easy access, whilst Edge Hill University & Ormskirk Hospital are also conveniently situated. Excellent road links are provided by the A59 and M58 which both lie within easy access.

Early viewing is essential to avoid the disappointment of missing out !

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Upvc double glazed window to the side elevation, entrance door to the front, ceiling lighting, storage/cloaks cupboard.

#### ENTRANCE HALLWAY

Glass panelled door, window to the side elevation, radiator panel, ceiling lighting, access doors to all accommodation.

#### LOUNGE

**16'0" x 10'10" plus bay (4.90 x 3.31 plus bay)**

Double glazed bay window to the front elevation, radiator panel, feature fire set in inset stone effect fire place, coved ceiling, tv point, ceiling and wall lighting.

#### FITTED KITCHEN

**15'1" x 7'11" plus bay (4.62 x 2.42 plus bay)**

Situated to the side elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces and partially tiled walls. Gas hob, integrated oven, sink and drainer unit, plumbing for washing machine, double glazed bay window, door leading into a porch area.

#### SIDE PORCH

Leads from the kitchen to the side pathway and gardens

#### BEDROOM 1

**10'4" x 9'4" plus bay (3.15 x 2.86 plus bay)**

Light and spacious room to the rear elevation with double glazed bay window overlooking the rear gardens, fitted wardrobes, radiator panel & ceiling lighting.

## BEDROOM 2 / DINING ROOM

12'5" plus bay x 9'4" (3.80 plus bay x 2.85)

A larger room situated at the rear of the property with double glazed bay with double doors opening into the gardens, radiator panel & ceiling lighting.

## BEDROOM 3

10'11" x 9'4" (3.35 x 2.85)

A well proportioned third bedroom to the side elevation with double glazed window, radiator panel & ceiling lighting.

## SHOWER SUITE

7'8" x 5'8" (2.36 x 1.75)

A three piece shower suite in white comprising; a large and modern walk in shower cubicle with overhead mixer shower, mosaic tiling and shower screens, low level wc and pedestal wash basin. Tiled elevations, ceiling lighting, double glazed frosted window.

## EXTERIOR

### DRIVE & GARAGE

The front of the property is fence enclosed with parking provided by a flagged drive/parking area. A brick built single garage with an electric up and over door, window and pedestrian door to the rear provides further covered parking/storage.

## GARDENS

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

To the rear of the property is a fence enclosed private garden area which provides excellent outdoor living space. A large paved patio/seating area is located to one side, whilst the remainder of the garden area is mainly laid to lawn with mature shrub borders.

## MATERIAL INFORMATION

## TENURE

FREEHOLD

## COUNCIL TAX

Band: D

Charge: £2153.84 - 2023/24

As per West Lancs. Council Website

## CONSTRUCTION

Brick built with a pitched and tiled roof.

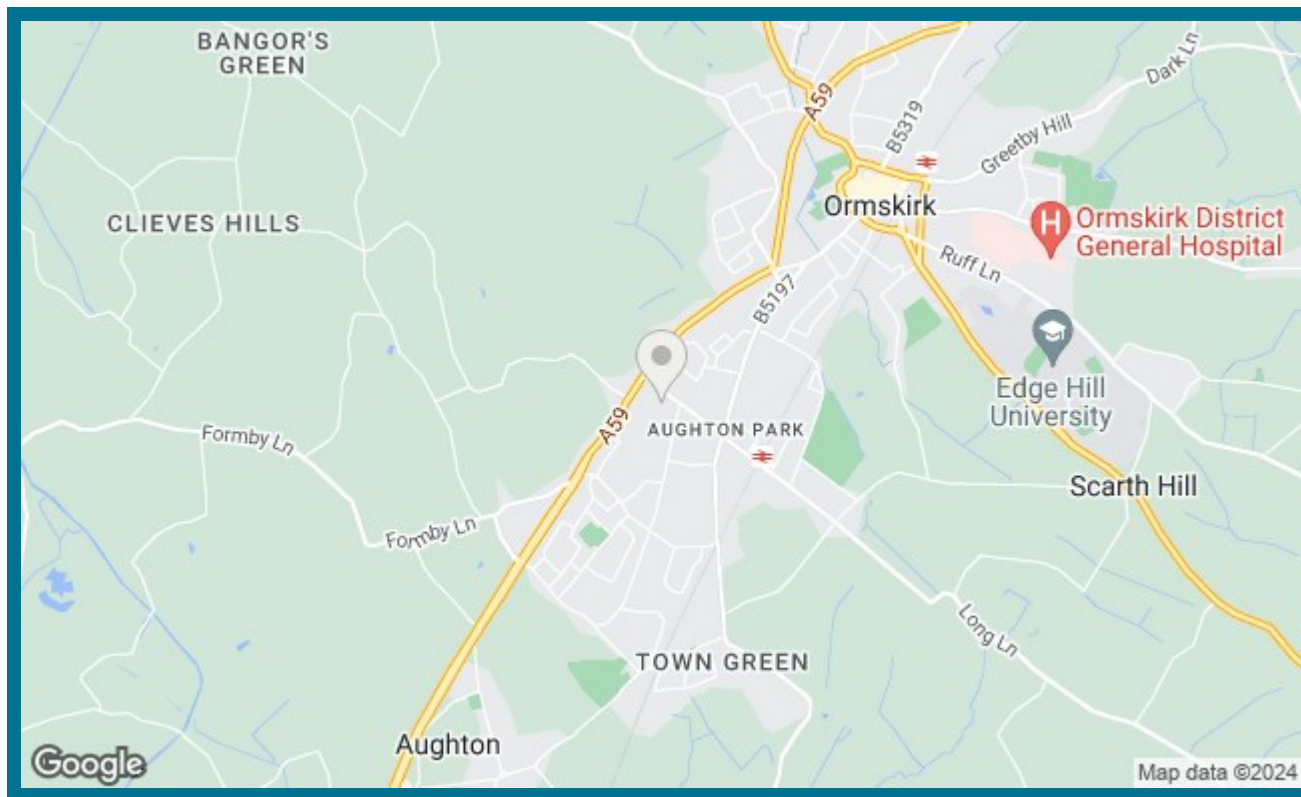
## MOBILE & BROADBAND

Ultrafast Broadband Available

Mobile Voice and Data available

Ofcom Website.

## 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.

GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		







