



BW
BRIGHOUSE
WOLFF

9 Sandfield Park, Aughton, Lancs. L39 5JQ

£710,000





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REDUCED. A unique and impressively proportioned detached true Bungalow, which is set in a much sought after location with superb private gated plot, impressive gardens and a 1/3 share of the superb adjacent Sandfield Nature Park.

The property is situated in a much sought after location just off Long Lane in Aughton. It is therefore ideally situated not only for Aughton Village amenities but also for Ormskirk town centre with it's variety of amenities, shops, restaurants, bistros and bars. Aughton Park railway station is set within walking distance and provides easy and direct access into Liverpool City Centre and beyond. Excellent road links are provided by the nearby A59, whilst the M58 Motorway is accessible at nearby Bickerstaffe. Ormskirk Hospital & Edge Hill University are both also situated nearby.

The well proportioned accommodation briefly comprises; Entrance porch, hallway, large lounge, dining room, fitted breakfasting kitchen, utility room, three double bedrooms - two of which are served by en-suite shower rooms - & modern family shower suite. To the exterior are more than ample private gardens to the front and rear providing superb outdoor living space, whilst parking is provided by sweeping private driveway accessed by electric gates, leading to a parking area for numerous vehicles and attached tandem garage.

The property is in the unique position of owning a one third share of the superb Sandfield nature park with it's abundance of trees, wild flowers, ornamental pond and meandering pathways.

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

ACCOMMODATION

PORCH

Double glazed double doors provide the principal access into the property.

HALLWAY

Double French doors opens into a large L shaped hallway which provides access to all accommodation. timber flooring, radiator panel, wall & ceiling light points.

LOUNGE

20'0" plus bay x 13'6" (6.11 plus bay x 4.12)

A large double glazed bay window to the front elevation provides the main reception room with lots of light. Living flame effect fire set in feature fire place with stone effect hearth, inset and surround. Radiator panel, TV point, coved ceiling and ceiling lighting.

DINING ROOM

15'8" x 10'7" (4.80 x 3.25)

Double glazed double doors to the rear elevation lead into the rear gardens, radiator panel, timber flooring, coved ceiling & ceiling lighting.

BREAKFASTING KITCHEN

14'2" x 13'5" (4.32 x 4.10)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling and flooring, sink & drainer unit, gas cooker point, extractor hood, double glazed window, plumbing for dish washer, space for table and chairs, access to the utility room.

UTILITY ROOM

9'10" x 9'4" (3.02 x 2.85)

Double glazed window and door leading into the rear gardens, plumbing for washing machine, ceiling lighting, sink and drainer unit, door access to the garage.

BEDROOM 1

14'7" x 11'10" (4.45 x 3.62)

Double glazed bay window to the front elevation, laminate flooring, radiator panel, access door to en-suite and wardrobe, ceiling light point.

EN-SUITE

Fitted with a three piece shower suite comprising; shower cubicle with overhead shower, low level WC, wash basin, tiled elevations. Double glazed frosted window, ceiling light point.

WALK IN WARDROBE

A large walk in wardrobe provides excellent storage space for clothing.

BEDROOM 2

14'7" x 11'7" (4.45 x 3.55)

Double glazed double doors and windows to the rear elevation, radiator panel, access doors to en-suite and wardrobe, ceiling light point.

EN-SUITE

Fitted with a three piece shower suite comprising; shower cubicle with overhead shower, low level WC, wash basin, tiled elevations. Double glazed frosted window, ceiling light point.

WALK IN WARDROBE

A large walk in wardrobe provides excellent storage

BEDROOM 3

14'7" x 13'3" (4.46 x 4.05)

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

SHOWER SUITE

11'1" x 7'0" (3.40 x 2.15)

Fitted with a modern white three piece shower suite comprising; double walk in shower cubicle with overhead shower and screens, low level WC, wash basin, double glazed frosted window, ceiling light point & built in storage cupboards.

EXTERIOR

ATTACHED GARAGE

24'5" x 9'4" (7.45 x 2.85)

An impressive tandem style garage with up and over door, power & light and personal door to the rear leading into the utility room.

GATED ENTRANCE & PARKING

The property and two neighbouring properties are accessed via double electric exterior gates with secure intercom access. A shared driveway provides access to the property which in turn has a large gravelled parking area for numerous vehicles and a further parking area to the side of the garage.

GARDENS

Both front & rear gardens are mainly laid to lawn with mature flower, shrub and tree borders. The rear gardens provide excellent outdoor entertaining and living space and have a large block paved patio/seating area directly to the rear of the main accommodation and further 'hidden' garden space.

SANDFIELD NATURE PARK

The sale includes a 1/3 ownership share of the privately-owned nature park which is set adjacent to the property - With open public access (opening times apply) The woods have undergone improvements: with footpaths, planting and a pond with decking access and seating.

MATERIAL INFORMATION

TENURE

Leasehold

DATE: 17 September 1997

TERM: 999 Years from 1 January 1997

RENT: A Peppercorn

COUNCIL TAX BAND

Band: G

Charge: £3589.74 2023/24

West Lancs. Council Website

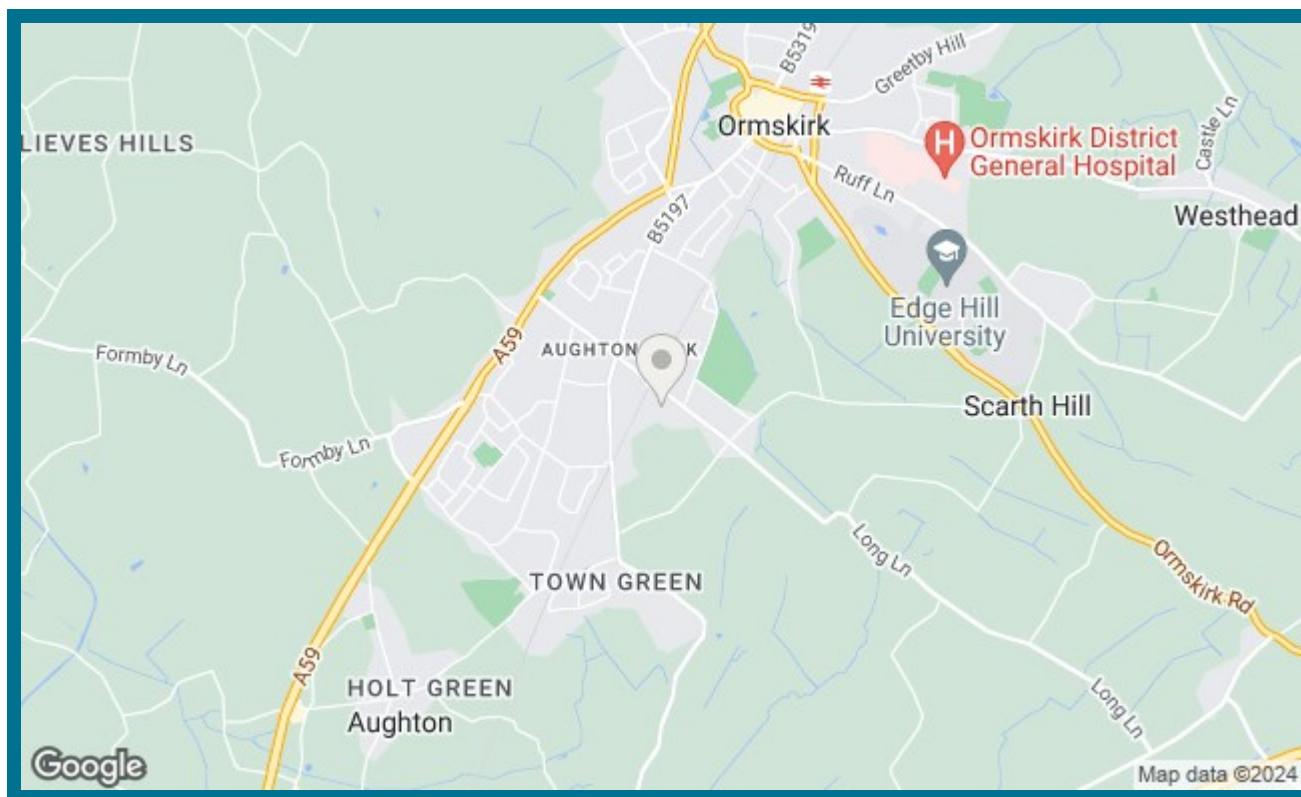
MOBILE & BROADBAND

Ultra fast Broadband Available - Mobile Voice & Data available. Via OfCom Website.

CONSTRUCTION

Brick with tiled & pitched roof.

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.



20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

GROUND FLOOR
2037 sq.ft. (189.2 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



