

25. Convent Close, Aughton, Lancashire L39 4XP

£305,000





## 25. Convent Close, Aughton, Lancashire L39 4XP

A immaculately presented and much extended 4 Bedroom family home set in a sought after cul-de-sac location, within walking distance of a variety of amenities.

The property is situated in a quiet cul-de-sac just off Black Moss Lane on the border of Ormskirk and Aughton Parishes and therefore enjoys a very desirable location whilst being just a short stroll from Aughton Park railway station which provides excellent access into Liverpool City Centre.

Access to the Motorway Network M58 / M62 is also situated nearby, whilst Ormskirk town centre with its wide variety of Supermarkets, shops, restaurants, bistros and bars is within a short drive. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which has been sympathetically extended to provide a light and flexible layout briefly comprises; Entrance hallway, lounge, open plan dining room / modern fitted kitchen to the ground floor. To the first floor are four bedrooms and modern family bathroom suite, whilst to the exterior are private enclosed garden areas to front & rear and off road driveway and garage parking.

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

As we envisage high levels of interest from the outset, early viewing is essential to avoid the disappointment of missing out.

### ACCOMMODATION

#### GROUND FLOOR

#### HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

#### LOUNGE

13'4" x 12'4" (4.08 x 3.78)

A light and spacious room at the front of the property with double glazed bay window, laminate flooring, living flame effect fire set in feature surround, recessed spotlighting, tv point, folding timber and glass doors lead into the dining and kitchen areas.

#### DINING AREA

10'7" x 7'5" (3.23 x 2.28)

With double glazed double doors leading into the rear garden areas, open plan through to the breakfasting kitchen, radiator panel & ceiling lighting.

#### MODERN FITTED KITCHEN

11'6" max x 15'11" (3.53 max x 4.86)

An extended kitchen fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, tiling and ceramic tiled flooring. Recessed spotlighting throughout, ceramic hob, integrated oven, extractor chimney, plumbing for washing machine, space for table and chairs, Double glazed Patio doors and window overlooking the gardens.

#### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to a landing area which in turn provides access into all first floor rooms.

### BEDROOM 1

14'4" x 13'2" max (4.39 x 4.02 max)

Double glazed windows to the front elevation, radiator panel & recessed spotlighting.

### BEDROOM 2

10'2" x 9'1" (3.12 x 2.78)

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

### BEDROOM 3

11'1" x 6'8" (3.39 x 2.05)

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

### BEDROOM 4

8'10" max x 6'7" (2.71 max x 2.03)

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

### BATHROOM SUITE

6'3" x 5'9" (1.91 x 1.77)

Fitted with a modern white 3 piece bathroom suite comprising P shaped panelled bath with overhead shower and screen, low level WC, wash basin, tiled elevations, ceiling light point, double glazed frosted window.

### EXTERIOR

#### GARDENS

The rear gardens provide excellent outdoor living space, face in a sunny Southerly direction and are mainly laid to lawn. Fence enclosed with ornamental flowers and trees and with flagged patio/seating areas.

#### PARKING & GARAGE

14'4" x 7'0" (4.37 x 2.15)

The front of the property is block paved and provides ample off road parking. The driveway leads to a single garage with up and over door providing extra parking or storage.

### MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs Council 2024/25

Band: C

Charge: £2004.77

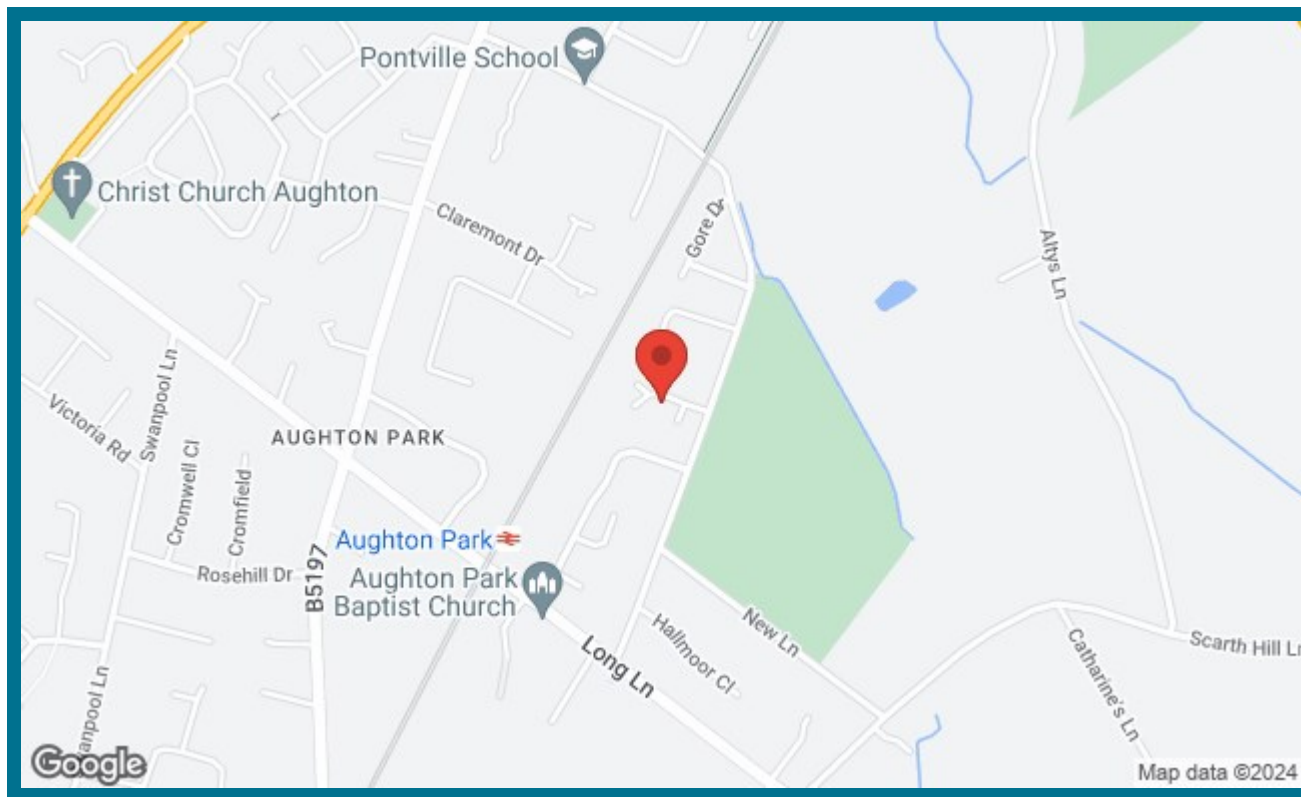
### BROADBAND & INTERNET

Ultra Fast Broadband is available - Ofcom.

### CONSTRUCTION

Brock with a pitched and tiled 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.

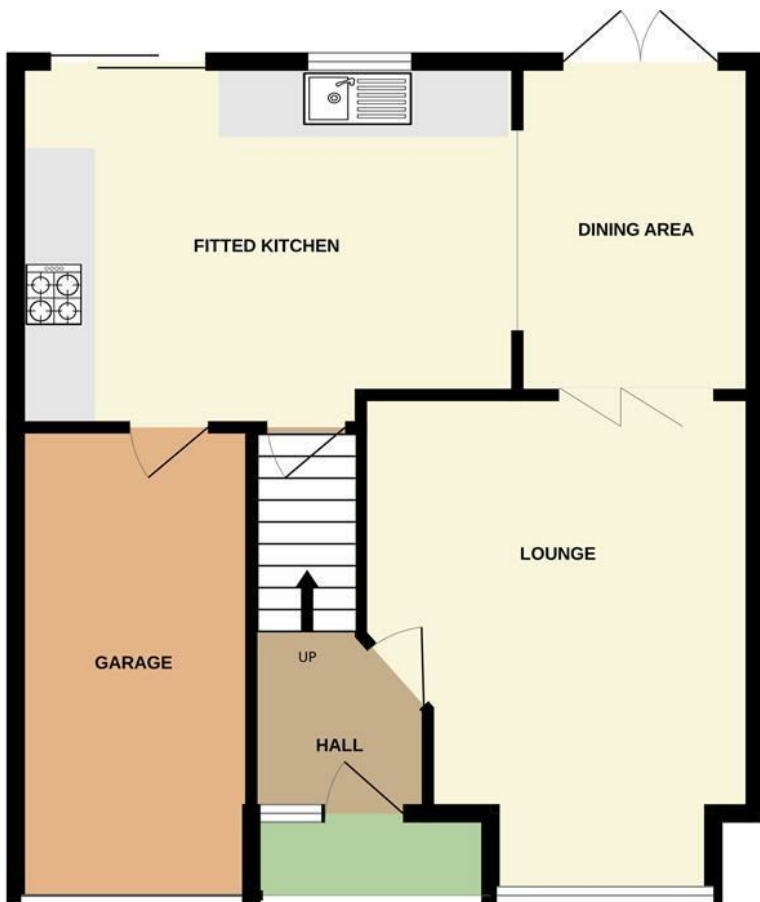
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

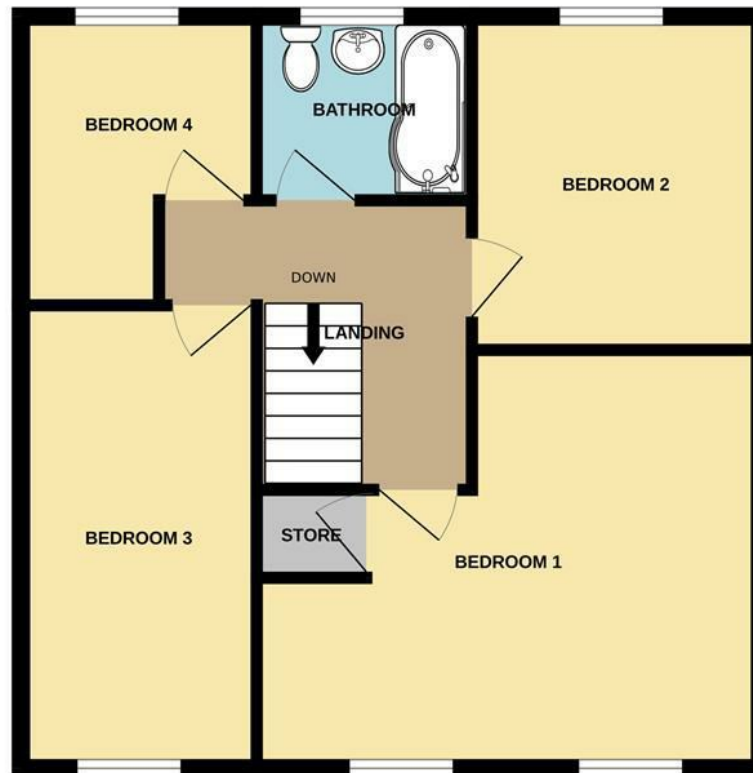


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GROUND FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 <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	

