



BW
BRIGHOUSE
WOLFF

22 Cole Crescent, Aughton, Lancashire L39 5AJ

£359,950





22 Cole Crescent, Aughton, Lancashire L39 5AJ

A well proportioned 3 Bedroom detached family home which is set in a much sought after location with the benefit of no further chain delay.

The property is situated upon Cole Crescent just off tree lined and sought after Prescott Road, Aughton and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. The property is located within a short drive or brisk walk of Aughton Park railway station, which provides excellent access into Liverpool City Centre. Access to the Motorway Network (M58) is also situated nearby Bickerstaffe, whilst Ormskirk town centre and it's variety of Supermarkets, shops, restaurants and bars is within a short drive. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation provides a light, flexible and spacious layout and briefly comprises; Entrance porch, hallway, wc/cloaks, large lounge / open plan dining room and fitted kitchen to the ground floor. To the first floor are three double bedrooms and family bathroom suite, whilst to the exterior are private enclosed garden areas to front & rear - the rear being particularly impressive in size - whilst parking is provided by a driveway to the front and integral garage.

Further benefits include a gas central heating system and double glazing throughout.

Viewing is essential to appreciate the size and flexibility of the accommodation and sought after location.

ACCOMMODATION

GROUND FLOOR

PORCH

Double glazed double doors provide access into the property.

HALLWAY

A timber and glass panelled door leads into the hallway which in turn provides access to all accommodation. Stairs lead to the first floor, ceiling lighting.

WC/CLOAKS

A two piece wc suite comprising low level wc & wash basin. Ceiling light point and frosted window.

LOUNGE

16'0" x 10'8" (4.88 x 3.26)

A large room situated at the front of the property with window to the front elevation, feature fire and fire place, radiator panel, coved ceiling, ceiling lighting & tv point. Open plan into the dining room.

DINING ROOM

15'5" x 9'2" (4.71 x 2.80)

With patio doors leading into the rear gardens, radiator panel, coved ceiling and ceiling lighting.

FITTED KITCHEN

12'6" x 9'1" (3.83 x 2.78)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Cooker point, stainless steel 1 1/2 bowl sink and drainer unit,, ceiling lighting, double glazed window and rear door leading into the gardens and garage to the side.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the main landing area which provides access into all first floor accommodation.

BEDROOM 1

13'11" x 9'6" (4.25 x 2.90)

Double glazed window to the rear elevation, radiator panel and ceiling lighting. A range of fitted wardrobes and additional bedroom furniture.

BEDROOM 2

11'5" x 10'11" (3.50 x 3.35)

Double glazed window to the front elevation, radiator panel, ceiling lighting and a range of fitted wardrobes.

BEDROOM 3

12'4" x 9'4" (3.76 x 2.85)

Double glazed window to the rear elevation, radiator panel, ceiling lighting and built in wardrobes.

FAMILY BATHROOM

8'2" x 7'10" (2.50 x 2.39)

Fitted with a white three piece bathroom suite comprising easy access panelled bath with overhead shower, low level wc & wash basin, frosted window, partially tiled elevations,

EXTERIOR

DRIVE & GARAGE

An off road driveway provides ample parking and leads to an integral single garage with up and over door and pedestrian door to the side.

GARDENS

The property is set upon a well proportioned plot with gardens to the front and rear. The gardens are mainly laid to lawn with mature and well stocked flower, shrub and tree borders. The rear garden is particularly impressive and provides excellent private outdoor living space.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2756.57

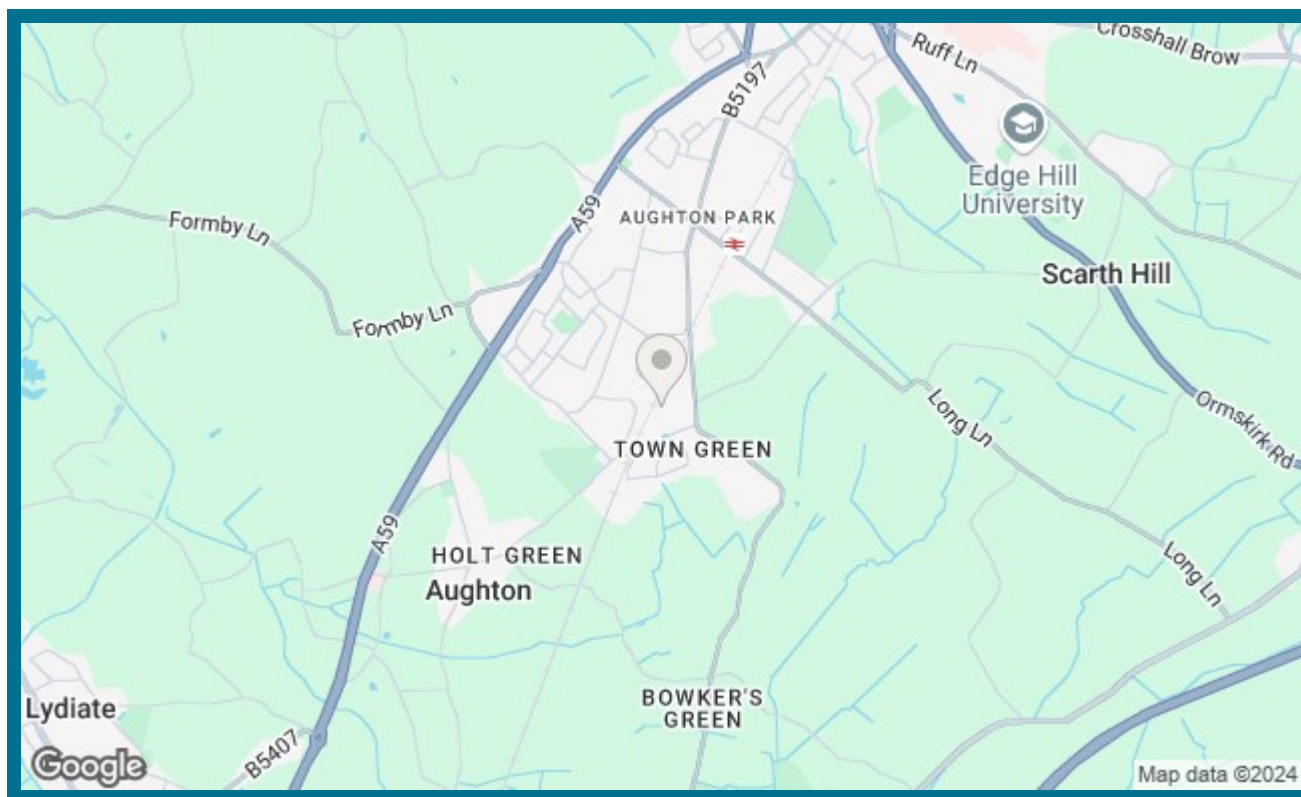
BROADBAND

Standard Broadband is available - Ofcom website.

CONSTRUCTION

Traditional - Brick with a 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.



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GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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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		
		78
	65	
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	



