



41 Middlewood Road, Aughton, Lancashire L39 6RG

£189,950





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A two bedroom, garden fronted mid terraced house with No Chain Delay which is set in a much sought after area within close proximity of Town Green Railway station, shops, bistro's and park.

The property is situated in ever popular Middlewood Road which is located within easy access of Town Green Rail station which provides direct access into Liverpool City Centre. The property therefore enjoys a desirable location whilst being ideally situated for numerous local amenities.

Access to the Motorway Network M58 / M57 is situated at nearby Bickerstaffe, whilst Ormskirk town centre and it's variety of Supermarkets, shops, restaurants and bars is also set within a short drive or train hop. Edge Hill University, Coronation park, leisure centre and Ormskirk Hospital are also located locally, as are primary and secondary schools.

The accommodation briefly comprises, Entrance hallway, lounge, dining room & kitchen to the ground floor. To the first floor are two bedrooms & bathroom suite, whilst to the exterior are private garden areas to the front and rear with workshop & storage shed.

Further benefits include Gas central heating and no further chain delay.

The property does require a little cosmetic modernisation however, is an ideal purchase for owner occupiers or developers looking for a buy to let project.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

The entrance door leads into the hallway, stairs lead to the first floor, ceiling lighting.

LOUNGE

11'7" plus bay x 10'7" max (3.55 plus bay x 3.23 max)

Bay window to the front elevation, electric fire set in fireplace, radiator panel tv point & ceiling lighting.

DINING ROOM

13'7" x 9'8" (4.16 x 2.95)

Window to the rear elevation, feature fire set in fireplace, radiator panel & ceiling lighting.

KITCHEN

12'4" x 6'2" (3.77 x 1.90)

Fitted with wall and base units, stainless steel sink and drainer unit, plumbing for a washing machine, tiled flooring, electric cooker point, windows and door leading into the rear gardens.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

13'7" into alcove x 11'2" (4.16 into alcove x 3.41)

Window to the front elevation, radiator panel & ceiling light point.

BEDROOM 2

10'2" x 7'3" (3.11 x 2.23)

Window to the rear elevation, radiator panel, laminate flooring & ceiling light point.

BATHROOM

7'6" x 5'10" (2.29 x 1.80)

Fitted with a three piece bathroom suite comprising; panelled bath, low level wc and wash basin.

EXTERIOR

GARDENS

FRONT

An enclosed garden area to the front elevation with flagged pathway and flower and shrub borders.

REAR

A hedge and fence enclosed garden area to the rear of the property provides private outdoor living space. Timber built workshop and separate brock built storage shed adjoining the kitchen.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1754.17

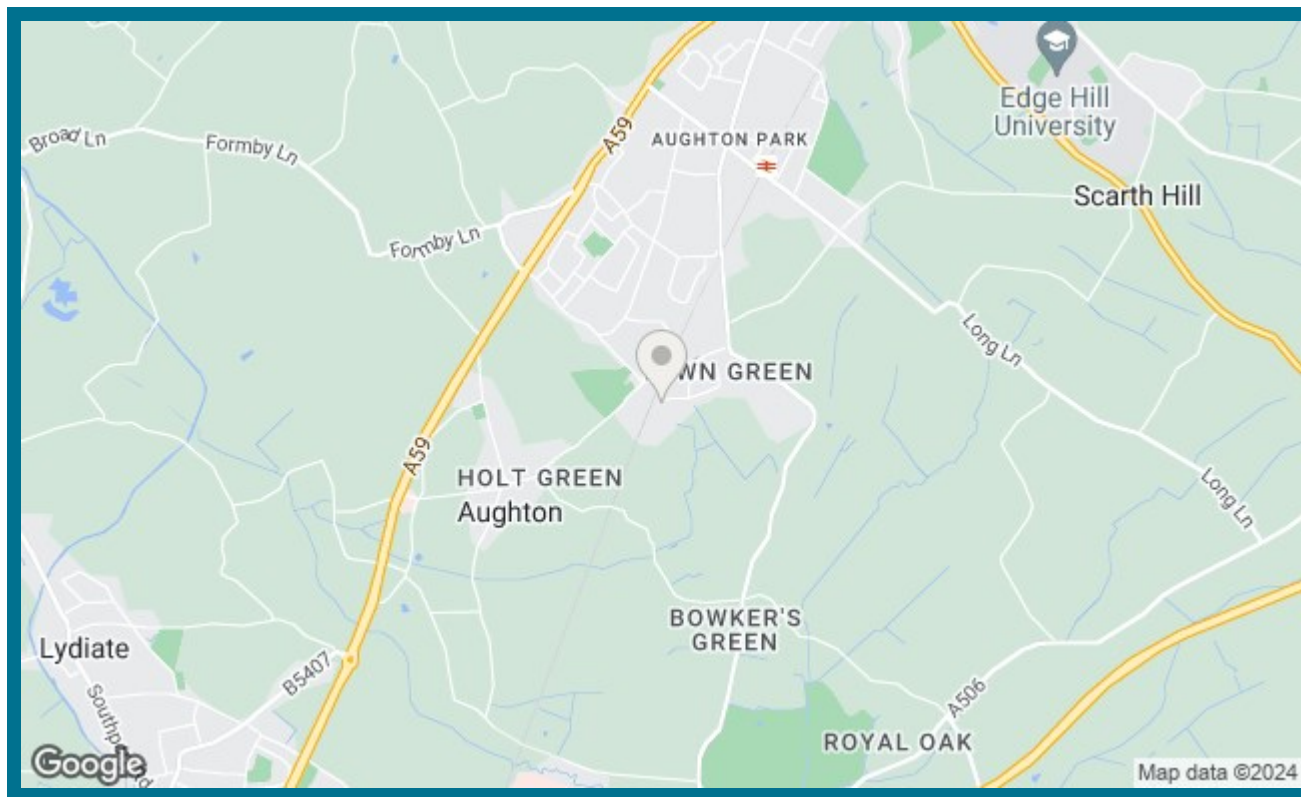
BROADBAND

Ultrafast Broadband is available - Ofcom website

CONSTRUCTION

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.

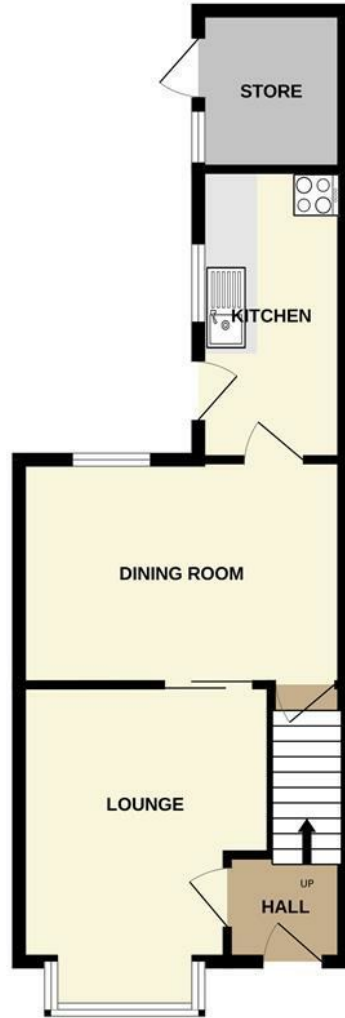
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

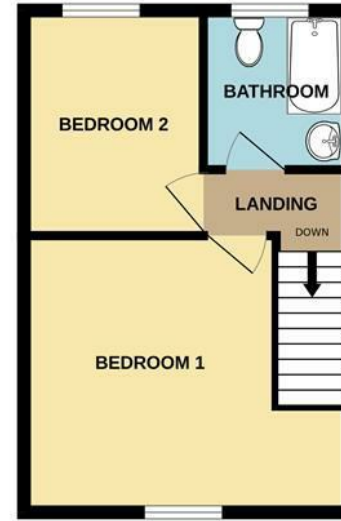


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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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