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BRIGHOUSE  
WOLFF

11c Bold Lane, Town Green, Aughton, L39 6SG  
£675,000









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Looking for an exclusive hidden gem of a property? A modern and stunning 3 - 4 bedroom detached family home which is set in a much sought after location.

The property which was built to a high specification by the current vendors, is situated at the end of a long private driveway just off much sought after Bold lane in Aughton and therefore enjoys a very desirable address, whilst being ideally situated for numerous local amenities.

The property is just a short walk from Town Green railway station, which provides excellent access into Liverpool City Centre. whilst access to the Motorway network (M58) along with the A59 are also situated nearby and provide excellent transport links. Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars along with it's bustling twice weekly markets is set within a short drive, whilst Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The immaculately presented internal accommodation provides a light, flexible and spacious layout and briefly comprises; Entrance porch, hallway, wc/cloaks, lounge, dining room/bedroom 4, modern breakfasting kitchen open plan to a family sitting room and utility room to the ground floor. To the first floor are three well proportioned bedrooms, modern high specification family bathroom suite and en-suite shower room to bedroom one, whilst to the exterior are immaculately presented enclosed private garden areas - facing in a sunny southerly direction - and parking provided by a large driveway and detached garage.

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

Early viewing is essential to appreciate the superb location along with size, standard and flexibility of this superb family home.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Entrance door leads into the property and further accommodation.

#### HALLWAY

A light and spacious hallway with contrasting flooring and stairs leading to the first floor. Ceiling lighting, access to all ground floor accommodation.

#### WC/CLOAKS

Low level WC, vanity wash basin and units, double glazed frosted window and ceiling light point.

#### LOUNGE

14'11" x 12'0" (4.56 x 3.66)

A well proportioned room to the rear elevation with double glazed windows to the front and side elevations overlooking the gardens, living flame effect fire with marble heath inset and feature surround, coved ceiling ceiling lighting & tv point.

#### SITTING ROOM

15'7" x 10'2" (4.75 x 3.10)

Double glazed windows and double doors leading into the gardens, ceiling lighting, Log burner effect fire set in inglenook style fire place, contrasting flooring continues through to the kitchen area, breakfast bar, with wine chiller and storage units below, open plan through to the kitchen area.

#### MODERN FITTED KITCHEN

12'10" x 10'2" (3.93 x 3.10)

Fitted with a modern and comprehensive range of high specification wall and

base units together with contrasting granite work surfaces, splash backs and breakfast bar. recessed spot lighting throughout, cooker point & extractor hood, integral sink & drainer unit, double glazed windows.

#### DINING ROOM/BEDROOM 4

17'8" x 9'11" max (5.40 x 3.04 max)

Double glazed windows to the front & side elevations, coved ceiling, radiator panel & ceiling lighting. The vendors have informed us that plumbing was fitted upon construction to enable an en-suite to be fitted at a later date.

#### UTILITY ROOM

8'8" x 4'11" (2.65 x 1.50)

Plumbing for washing machine and dryer, base units with contrasting surfaces, ceiling lighting, double glazed access doors to the gardens.

#### FIRST FLOOR

##### STAIRS & LANDING

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

##### BEDROOM 1

13'6" x 12'8" (4.13 x 3.88)

Double glazed window to the rear elevation, fitted wardrobes and storage, recessed spotlighting, coved ceiling and radiator panel.

##### EN-SUITE

A modern three piece shower suite comprising; oversized shower enclosure with overhead shower and screens, vanity wash basin & unit below, low level wc, stainless steel heated towel rail, ceiling lighting.

##### BEDROOM 2

12'11" x 10'3" max (3.95 x 3.14 max)

Double glazed window to the rear elevation, walk in wardrobes, under eaves storage areas and radiator panel.

##### BEDROOM 3

15'3" x 10'10" max (4.66 x 3.32 max)

Double glazed window to the side elevation, under eaves storage areas and radiator panel.

#### BATHROOM SUITE

Fitted with a modern and high specification suite comprising; freestanding roll top bath, vanity wash basin & unit below, low level wc, stainless steel heated towel rail, tiled elevations, recessed spot lighting, Velux sky light. Large built in storage/linen cupboard.

#### EXTERIOR

##### PARKING & GARAGE

26'6" x 9'11" (8.09 x 3.03)

A long and sweeping driveway is accessed via double gates and leads to a block paved parking area beyond. A detached brick built garage with electric up and over door, power, light and pedestrian door to the rear is also situated to the front aspect.

##### GARDENS

Superb private outdoor living space is provided by impressive private gardens. The rear garden is particularly sunny and faces in a southerly direction.

The gardens are divided into several private, differing and peaceful areas, are mainly laid to lawn with well stocked and well kept mature flower, shrub & tree borders, and a large ornamental fish pond with water feature. There are various paved patio/seating areas and pathways leading between each area, with all being wall and fence enclosed. The Aughton Institute bowling green sits adjacent.

#### MATERIAL INFORMATION

##### TENURE

FREEHOLD

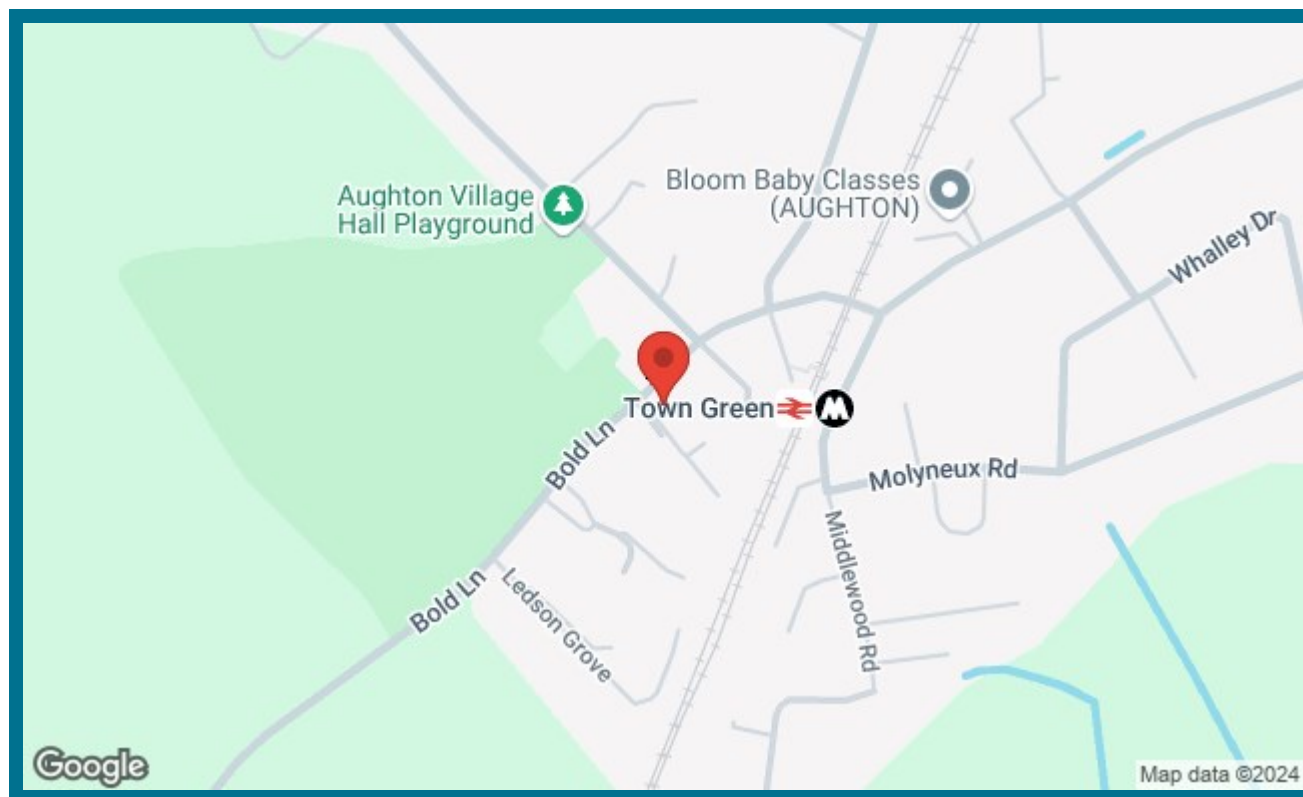
##### COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2756.57

#### VIEWING BY APPOINTMENT



### Important Information

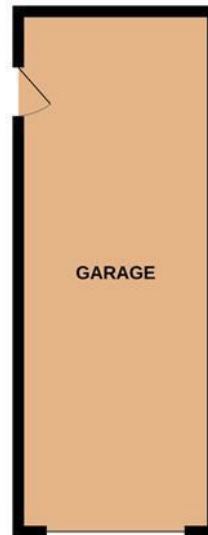
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		







