



**9. Hazel Court Aughton Street, ORMSKIRK, L39 3BS**

**£125,000**







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NO CHAIN. Welcome to this charming one-bedroom flat located on Aughton Street in the delightful town of Ormskirk. Situated in a purpose-built building from the 1980s, this first-floor flat offers a cosy and convenient living space perfect for a single person or a couple.

As you step inside, you are greeted by a well-proportioned reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and bright, providing a peaceful retreat at the end of the day. The flat also features a modern bathroom, ensuring your comfort and convenience.

One of the highlights of this property is its fantastic location. Being just a stone's throw away from Ormskirk Town Centre, you'll have easy access to a variety of shops, restaurants, and amenities. Communal parking is available so leave the car at home and use Merseyrail for train travel to Liverpool and Preston

Whether you're a first-time buyer looking to step onto the property ladder or searching for a cosy home in a vibrant market and university town, this flat on Aughton Street offers a wonderful opportunity. Don't miss out on the chance to make this lovely property your own and enjoy all that Ormskirk has to offer.

### Entrance Hall

Stairs to the first floor. Tiled floor.

### Landing

Spacious landing with useful store and double glazed window to the side elevation. Wall mounted gas central heating boiler.

### Open Plan Lounge with Kitchen

18'2 x 12'6 (5.54m x 3.81m)

The dual aspect and open plan lounge with kitchen has laminate flooring and a double glazed square bay window overlooking the communal garden. There is ample space for a dining table. The kitchen area has a range of base and wall units with worktops to accord and includes a single drainer sink unit with a mixer tap, washing machine, built-in dishwasher, fridge, gas hob, oven and hood and space for a tall fridge freezer. There is a double glazed window to the side elevation.

### Bedroom

8'11 x 11'5 (2.72m x 3.48m)

The rear facing double bedroom has laminate flooring fitted and built in wardrobe.

### Bathroom

Attractive suite comprising panelled bath with electric shower over and screen fitted, low level W.C. and wash basin unit with counter top. The walls are fully tiled and there is laminate flooring fitted.

### Communal Gardens

There is a mature communal garden to the rear laid to lawn.

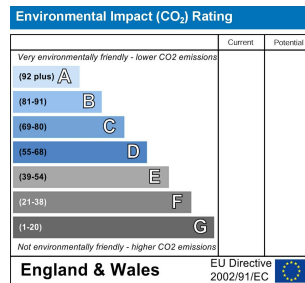
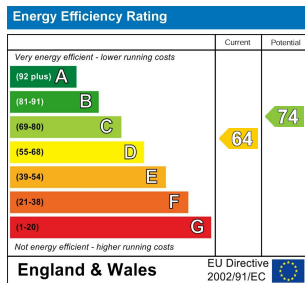
### Parking

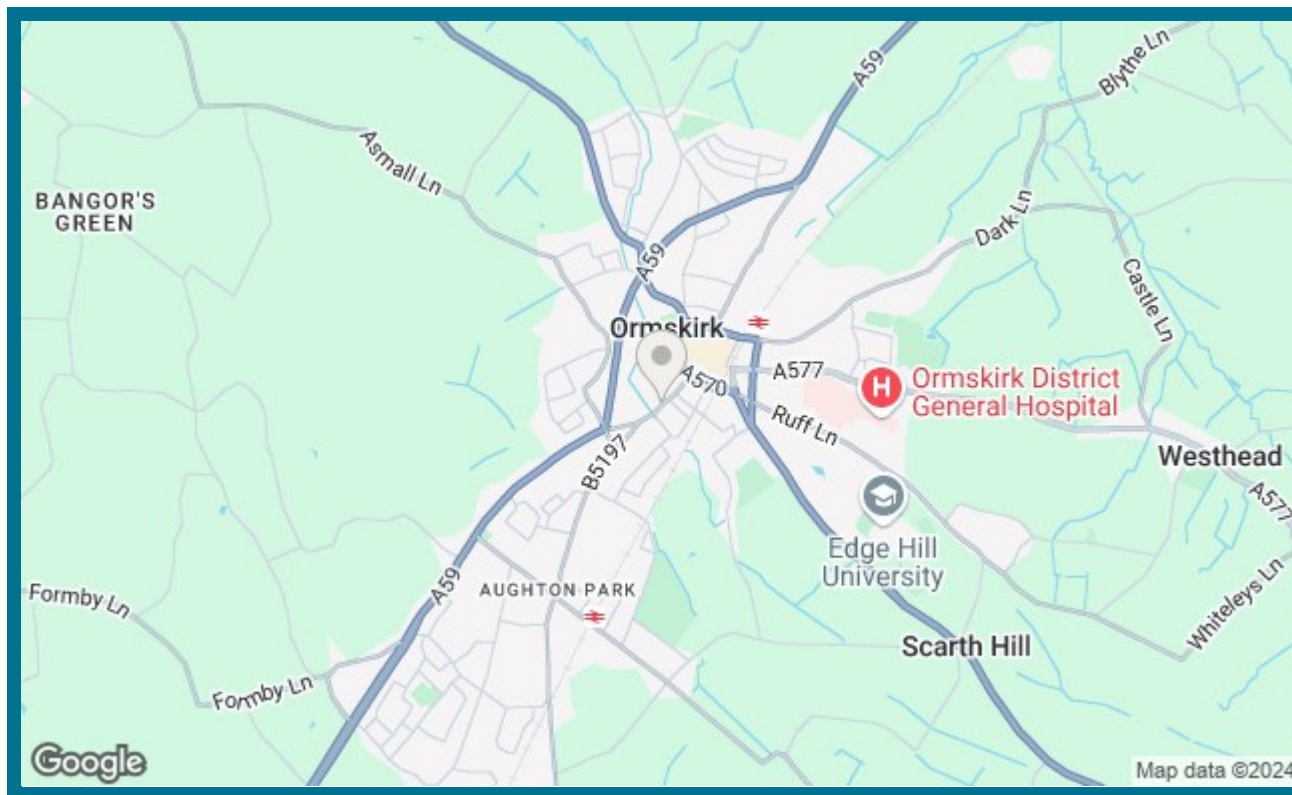
Communal parking available

### Tenure

Leasehold for residue of 999 years from 14th March 1984. The service charge is £80 per month. The vendor of the flat also owns a quarter share of the freehold so no ground rent is payable.







### 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  
14 sq.ft. (1.3 sq.m.) approx.

FIRST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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