



BW
BRIGHOUSE
WOLFF

49 Swanpool Lane, Aughton, Lancashire L39 5AY
Offers Over £650,000





49 Swanpool Lane, Aughton, Lancashire L39 5AY

A large & extended 5 Bedroom semi-detached family home, which is set in a much sought after location on a generous plot with private gardens extending to approx. 0.24 acres.

The property is situated upon much sought after Swanpool Lane in Aughton and therefore enjoys one of the most desirable addresses in the vicinity, whilst being ideally situated for numerous local amenities.

The property is within easy access of Aughton Park 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. 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 much extended accommodation includes over 3,000 sq. ft. of internal space, provides a light, flexible and extremely spacious layout and briefly comprises; Entrance porch, hallway, lounge, sitting room, family room, dining room open plan modern high specification kitchen, utility room and wc/cloaks to the ground floor. Parts of the flooring on the ground floor is 'Junckers' oak flooring. To the first floor are four bedrooms - two with dressing/study rooms along with Jack & Jill shower room and modern family bathroom suite, whilst to the second floor sits a large master bedroom suite with impressively sized modern four piece bathroom. Additionally there are 2 laundry shoots on the first and second floor that lead into the utility room!

To the exterior are stunning enclosed private garden areas, whilst parking is provided by a large gravelled area for several cars. Further benefits include but are not limited to gas central heating and double glazing throughout.

Early viewing is essential to appreciate the size, standard and flexibility of this impressive extended family home.

GROUND FLOOR

PORCH

Provides access to all accommodation.

HALLWAY

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

LOUNGE

20'0" x 13'3" max sizes (6.10 x 4.04 max sizes)

Double glazed bi-folding doors to the rear elevation overlooking the gardens, Velux style skylight, inset living flame effect fire with feature surround, timber flooring, coved ceiling and ceiling lighting.

SITTING ROOM

14'3" x 12'5" (4.36 x 3.81)

Double glazed bay window to the front elevation, fire set in feature fire place, coved ceiling and ceiling lighting.

DINING ROOM

23'7" x 9'9" (7.20 x 2.98)

A large extended room to the rear of the property open plan to the kitchen and providing an excellent modern living space. Bi-folding doors and Velux style skylights.

KITCHEN

13'1" x 12'9" (4.00 x 3.90)

Fitted with a modern and comprehensive range of high specification wall and base units together with contrasting work surfaces, splash backs and floating island with induction hob and extractor chimney above. Two built-in ovens plus a combination oven. Built-in dishwasher, fridge and freezer. Open plan into the dining room, recessed spot lighting throughout, integrated ovens and sink & drainer, bi-fold doors lead into the gardens, Velux style skylight.

FAMILY ROOM

12'2" x 11'8" (3.73 x 3.58)

Double glazed window to the front & door to the side elevation, laminate contrasting flooring, radiator panel & recessed spotlighting.

UTILITY ROOM

Plumbing for washing machine and dryer, gas central heating boiler, double glazed window, ceiling lighting.

WC/CLOAKS

Low level WC, wash basin and ceiling light point.

FIRST FLOOR

LANDING

Stair lead to the landing area which provides access to all first floor accommodation. Further stairs lead to the second floor.

BEDROOM 2

14'2" x 13'2" (4.34 x 4.03)

Double glazed window to the rear elevation, picture rail, ceiling lighting and radiator panel.

BEDROOM 3

14'3" x 12'5" (4.35 x 3.81)

Double glazed bay window, picture rail, ceiling lighting and radiator panel.

DRESSING ROOM/STUDY

11'7" x 8'11" (3.55 x 2.73)

Double glazed window, radiator panel & ceiling lighting. Access to Jack and Jill shower room.

JACK & JILL SHOWER ROOM

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, spotlighting, Upvc double glazed frosted window.

BEDROOM 4

11'9" x 10'7" (3.60 x 3.23)

Double glazed window to the rear, radiator panel & ceiling lighting. Access to Jack and Jill shower room.

DRESSING ROOM/STUDY

10'4" x 8'6" (3.17 x 2.61)

Double glazed window to the rear, radiator panel & ceiling lighting.

BEDROOM 5

9'2" x 8'4" (2.80 x 2.56)

Double glazed window to the front, radiator panel & ceiling lighting.

FAMILY BATHROOM

A modern white 4 piece suite comprising; roll top bath, shower enclosure with overhead shower and screens, wash basin, low level wc, spotlighting.

SECOND FLOOR

BEDROOM 1

19'4" x 15'7" max (5.90 x 4.77 max)

A large master suite to the second floor with double glazed windows overlook the rear gardens, Velux style skylight, radiator panels.

EN-SUITE BATHROOM

11'11" x 11'7" (3.64 x 3.55)

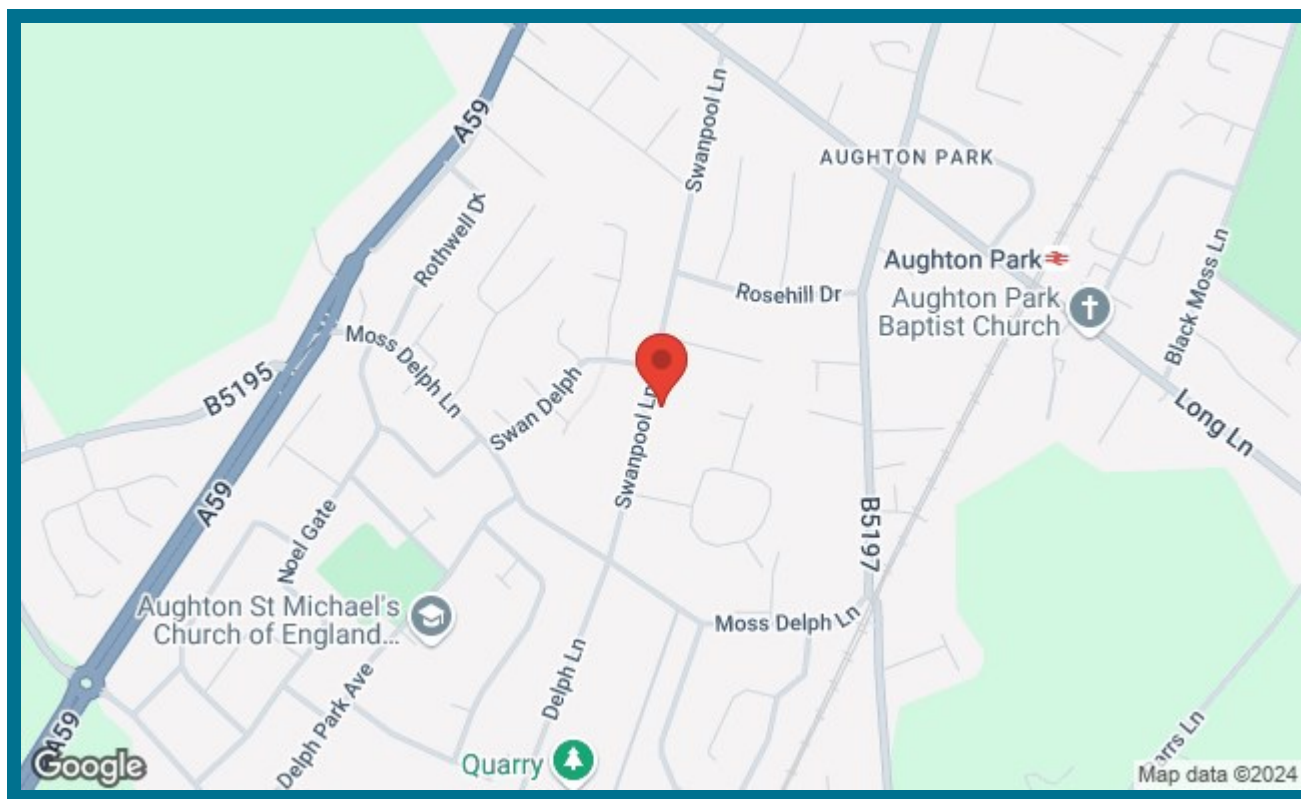
A large room with a four piece bathroom in white comprising; roll top bath, shower enclosure with overhead shower, low level wc, wash basin, 2 x Velux skylights, tiled walls and flooring.

EXTERIOR

The property sits on an particularly impressive plot extending to approx. 0.24 acres with private gardens to the front and rear providing excellent outdoor living space.

The front is hedge enclosed with vehicle access and provides parking for several cars. With flagged paths and ornamental flower, shrub and tree borders.

The rear garden is very impressive in size, with a large raised patio/seating area directly to the rear of the main accommodation with steps leading down into a large garden area which is mainly laid to lawn. The garden is surrounded by mature hedge and tree borders. Beyond the main garden area is a pathway flanked by trees which leads to a further 'hidden garden area beyond. This area is mainly laid to lawn, hedge and fence enclosed and timber storage sheds.



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
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



2ND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 3110 sq.ft. (288.9 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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



