



BRIGHOUSE  
WOLFF

47 Noel Gate, Aughton, Lancashire L39 5EE  
**Offers Over £250,000**





A well presented extended 3 Bedroom semi-detached family home which is set in a sought after location.

The property is situated upon ever popular Noel Gate, Aughton and therefore enjoys a desirable location whilst being ideally situated within ease of access of various local amenities. Aughton Park railway station, which provides excellent access into Liverpool City Centre is located within walking distance, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe.

Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars not to mention its bustling twice weekly markets is set within a short drive. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which has been sympathetically extended to provide a light, flexible and spacious layout briefly comprises; Entrance Porch, hallway, dining room, modern fitted kitchen, lounge and extended garden room to the ground floor. To the first floor are 3 Bedrooms and modern Family Bathroom, whilst to the exterior of the property are private gardens to front and rear with off-road drive and garage parking.

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

Early viewing is essential to avoid the disappointment of missing out!

### DIRECTIONS:

From our Aughton Street office head South along Aughton Street to the Fire Station roundabout, take the second exit up Holborn Hill (A59) eventually turning left opposite the Royal Oak Pub onto Moss Delph Lane.

Turn first right onto Noel Gate and the property can be found on the left hand side indicated by our 'For Sale' board.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

With double doors providing access through to all ground floor accommodation.

##### ENTRANCE HALL

Stairs lead to the first floor, Ceiling lighting.

##### DINING ROOM

16'5" x 8'0" maximum (5.01m x 2.44m maximum )

Upvc double glazed window to side elevation. Radiator panel and ceiling light point. Access to Kitchen and double door access through to Lounge.

##### LOUNGE

15'11" x 9'7" (4.87m x 2.94m)

With feature fire with marble effect hearth, tiled inset and timber surround. Radiator panel and ceiling light points. Television point, open plan through to the garden room.

##### EXTENDED GARDEN ROOM

14'3" x 10'0" (4.35m x 3.07m)

Double glazed windows and double glazed double doors leading to rear gardens.

##### MODERN FITTED KITCHEN

Fitted with a modern range of wall and base units together with contrasting

work surfaces and splash back tiling. Stainless steel sink & drainer, electric hob, oven and extractor chimney, ceiling lighting, plumbing for washing machine, double glazed window.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

13'5" x 9'10" (4.09m x 3m)

Double glazed window to the front elevation, radiator panel and ceiling light point.

BEDROOM 2

11'5" x 9'10" (3.50m x 3m)

Double glazed window to the rear elevation, radiator panel and ceiling light point.

BEDROOM 3

9'9" x 6'2" (2.98m x 1.9m)

Double glazed window, radiator panel and ceiling light point.

FAMILY BATHROOM

6'2" x 5'8" (1.9m x 1.74m)

Fitted with a 3 piece suite comprising paneled bath with overhead shower and shower screen, low level w.c. and pedestal wash hand basin. Part tiled elevations and tiled floor. Upvc double glazed frosted window.

EXTERIOR:

The front garden is mainly laid to lawn with ornamental borders.

A block paved driveway provides parking for several vehicles and leads to an attached garage with up-and-over door and personal door to rear.

The rear gardens are fence and hedge enclosed, mainly laid to lawn with flagged patio/seating area.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX:

West Lancs. Council 2024/25

Band: C

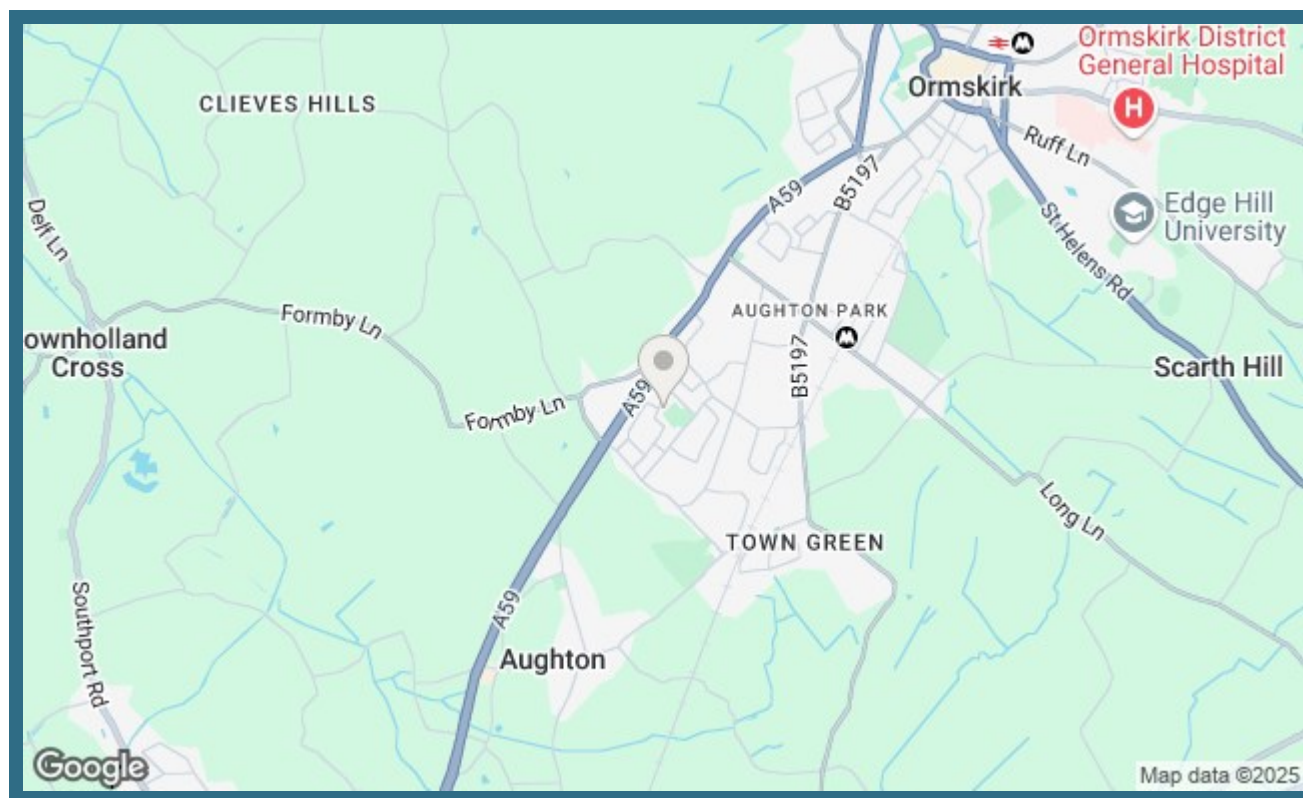
Charge: £2,004.77

VIEW BY APPOINTMENT

CONSTRUCTION

Traditional brick with a pitched roof and flat roof extension.





### 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.

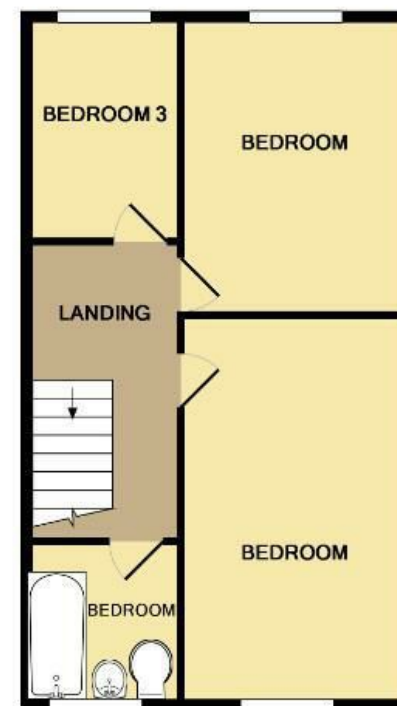
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</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>		<b>67</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>43</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







