



BRIGHOUSE  
WOLFF

38 Moss Delph Lane, Aughton, L39 5DZ  
Reduced To £475,000





A large four bedroom detached family home with three reception rooms and covered swimming pool which is set in a much sought after location.

The property which has no chain delay is situated upon Moss Delph Lane in Aughton and therefore enjoys a very 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 provides a very well proportioned, light and flexible layout briefly comprises; Entrance Porch, lounge, dining room conservatory, fitted breakfasting kitchen, study, utility room and wc. to the ground floor. To the first floor are four Bedrooms - one bedroom has an en-suite shower room - and Family Bathroom suite, whilst to the exterior of the property are private gardens to front and rear, large covered swimming pool and off-road driveway and tandem style garage.

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

Please contact us today to arrange a convenient viewing appointment.

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

Entrance door, ceiling lighting, access to all accommodation.

#### LOUNGE

17'4" x 11'3" (5.29 x 3.43)

Double glazed window to the front elevation, laminate flooring, living flame effect fire set in feature fire place, radiator panel, ceiling lighting, tv point.

#### DINING ROOM

12'9" x 12'5" (3.90 x 3.80)

Sliding patio doors lead into the conservatory, radiator panel and ceiling lighting. Understairs storage cupboard.

#### CONSERVATORY

12'5" x 9'10" (3.80 x 3.01)

Double glazed windows and double doors leading into the gardens. Tiled flooring & radiator panel.

#### DINING KITCHEN

17'4" max x 9'4" (5.29 max x 2.85)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls, electric hob, integrated oven, sink and drainer unit, double glazed window to the front elevation, ceiling lighting, space for table and chairs.

#### UTILITY ROOM

Sink and drainer unit, plumbing for washing machine, door leading into the garage.

#### WC

Low level wc. Ceiling light point.

#### FIRST FLOOR



STAIRS & LANDING

Stairs lead to the main landing area which provides access to the first floor accommodation.

BEDROOM 1

12'9" x 12'7" (3.89 x 3.86)

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

BEDROOM 2

11'2" x 10'9" (3.42 x 3.28)

Double glazed window to the front elevation, radiator panel & ceiling light point. Built in storage cupboards.

BEDROOM 3

19'0" max x 8'7" (5.81 max x 2.63)

Double glazed window to the front elevation, radiator panel & ceiling light point. A range of fitted wardrobes

EN-SUITE

Fitted with a five piece bathroom suite comprising; panelled bath, shower cubicle with overhead shower and shower screen, low level wc, bidet, pedestal wash basin, part tiled elevations, ceiling lighting, double glazed frosted window.

BEDROOM 4

10'7" x 9'2" (3.25 x 2.80)

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

FAMILY BATHROOM SUITE

Fitted with a four piece bathroom suite comprising; panelled bath with bath/sower mixer taps, shower cubicle with overhead shower and shower screen, low level wc, pedestal wash basin, part tiled elevations, ceiling lighting, double glazed frosted window.

EXTERIOR

DRIVE & GARAGE

A flagged driveway area provides more than ample off road parking and

leads into the garage.

A large 'tandem' style garage sits adjacent to the main property with folding doors to the rear and pedestrian door leading to the utility room.

FRONT

Mainly laid to lawn, hedge and fence enclosed to the side.

REAR

The rear garden area faces in a sunny Southerly direction, is fence enclosed and mainly flagged for low maintenance.

COVERED SWIMMING POOL

29'6" x 19'8" approx. (9.0 x 6.00 approx. )

A large swimming pool sits in an arched polyurethane cover within the rear gardens and at time of marketing was clean and maintained.

MATERIAL INFORMATION

TENURE

FREEHOLD

PROBATE

We are informed that Probate is ongoing.

COUNCIL TAX

West Lancs. Council 2024/25

Band: F

Charge: £3,257.77

CONSTRUCTION

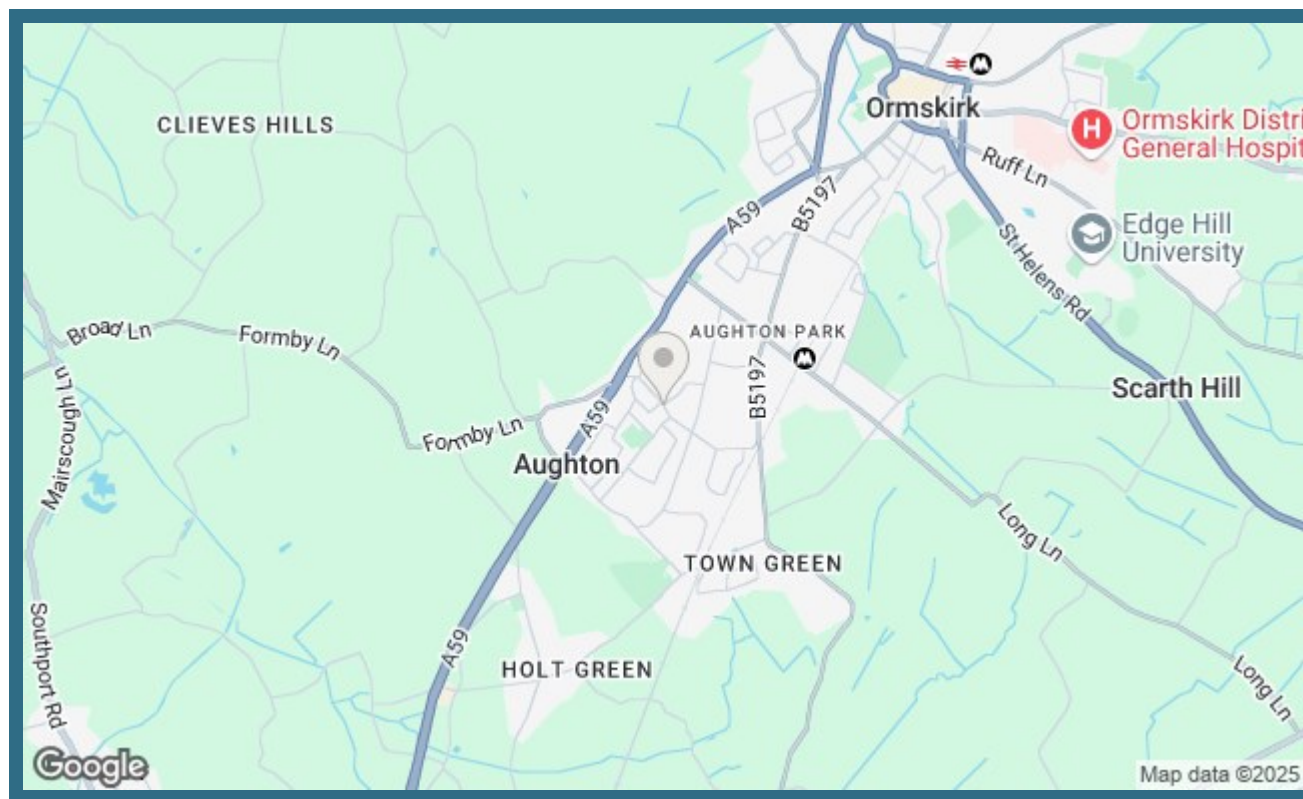
Brick with a pitched roof and first floor dormers.

MOBILE & BROADBAND

Broadband: Ultrafast broadband is available: Highest available download speed:1800 Mbps Highest available upload speed: 220 Mbps.

Mobile Signal: None/Limited/Likely dependant upon provider

Information from Ofcom



### Important Information

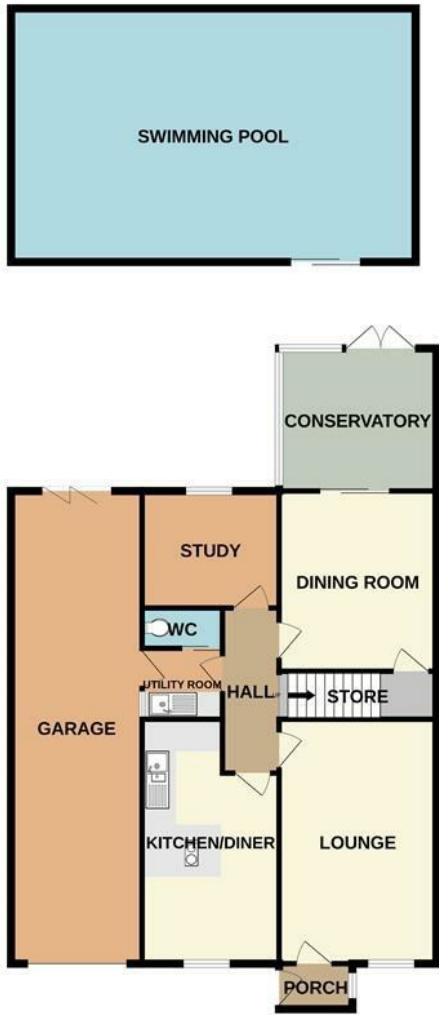
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
1691 sq.ft. (157.1 sq.m.) approx.



1ST FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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.

Made with Metropix 5/2025

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		
(1-20) G		
Not energy efficient - higher running costs		
		78
		57
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC







