



BRIGHOUSE  
WOLFF

15 Cirrus Drive, Aughton, Lancashire L39 3RJ  
£550,000







A very well proportioned 4 Bedroom detached family home which is set at the head of pleasant cul-de-sac in a much sought after location.

The property which is well presented throughout is situated upon Cirrus Drive, Aughton in a select development of similar houses and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities.

The accommodation which provides a light, flexible and spacious layout briefly comprises; Entrance porch, hallway, wc/cloaks, lounge, large conservatory/sitting room, study, modern breakfasting kitchen, utility room and snug to the ground floor. To the first floor are four well proportioned bedrooms - two of which benefit from en-suite facilities with bedroom one also having a dressing room- and modern family bathroom suite.

To the exterior are private enclosed garden areas to front & rear, whilst parking is provided by a double width driveway and integral garage. Further benefits include but are not limited to gas central heating and double glazing throughout.

Aughton Park and Town Green railway stations provide excellent access into Liverpool City Centre and are both situated nearby, whilst access to the Motorway Network (M58) is also situated within a short drive. Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, twice weekly markets and bars is within easy access. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are all located locally.

Viewing is essential to appreciate the size, standard and flexibility of this impressive home!

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

The entrance door provides the main access into the property.

#### HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the remainder of ground floor accommodation.

#### WC/CLOAKS

A modern two piece suite comprising; low level wc. wash basin, double glazed frosted window and ceiling lighting.

#### LOUNGE

15'5" x 11'10" (4.71 x 3.61)

A spacious main reception room to the rear of the property with double glazed bay with double doors leading into the conservatory, living flame effect fire set in feature surround, ceiling lighting, coved ceiling, tv point.

#### CONSERVATORY

16'0" x 13'5" (4.90 x 4.10)

The current owners have extended the property to the rear elevation with the addition of a large conservatory room.

#### DINING KITCHEN

17'6" x 10'8" (5.35 x 3.27)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, ceiling lighting and recessed downlighting. Ceramic hob, integrated oven, extractor hood, sink and drainer unit, two double glazed windows, space for dining table and chairs.

#### UTILITY ROOM

Plumbing for washing machine, sink and drainer unit, ceiling lighting.

## STUDY

8'8" x 7'0" (2.66 x 2.14)

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

## SITTING ROOM

16'2" max x 7'9" (4.95 max x 2.38)

Double glazed window, radiator panel, ceiling lighting and internal door leading into the garage.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

### BEDROOM 1

14'3" x 7'9" (4.36 x 2.38)

A large principal bedroom suite situated to the front of the property with double glazed window to the front elevation, radiator panel & ceiling lighting.

### DRESSING ROOM

11'8" x 8'6" (3.58 x 2.60)

Situated adjacent to the main bedroom with a range of fitted wardrobes, window to the front elevation and ceiling lighting.

### EN-SUITE BATHROOM

Fitted with a four piece bathroom suite in white comprising; panelled bath, low level wc, wash basin and shower cubicle with overhead mixer shower.

### BEDROOM 2

11'11" x 10'1" (3.65 x 3.08)

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

### EN-SUITE SHOWER ROOM

Fitted with a modern three piece shower suite comprising; shower cubicle with overhead shower and screens, low level wc, wash basin, double glazed window, radiator panel and ceiling lighting.

### BEDROOM 3

11'0" x 10'1" (3.37 x 3.08)

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

## BEDROOM 4

10'1" x 8'0" (3.08 x 2.44)

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

## FAMILY BATHROOM

A modern three piece bathroom suite in white comprising; panelled bath, low level wc, wash basin and stainless steel heated towel rail.

## EXTERIOR

### PARKING & GARAGE

The property is situated in a small cul-de-sac with double width block paved off road driveway parking to the front. The driveway leads to an attached single garage with up and over door to the front.

### GARDENS FRONT & REAR

The property is situated on a generous plot in a cul-de-sac with gardens to the front and rear. The front gardens are mainly laid to lawn with ornamental tree borders.

The rear gardens are fence enclosed and provide excellent private outdoor living space. The are mainly laid to lawn with block paved patio/seating area and pathways.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2025/26

Band: F

Charge: £3,416.52

### CONSTRUCTION

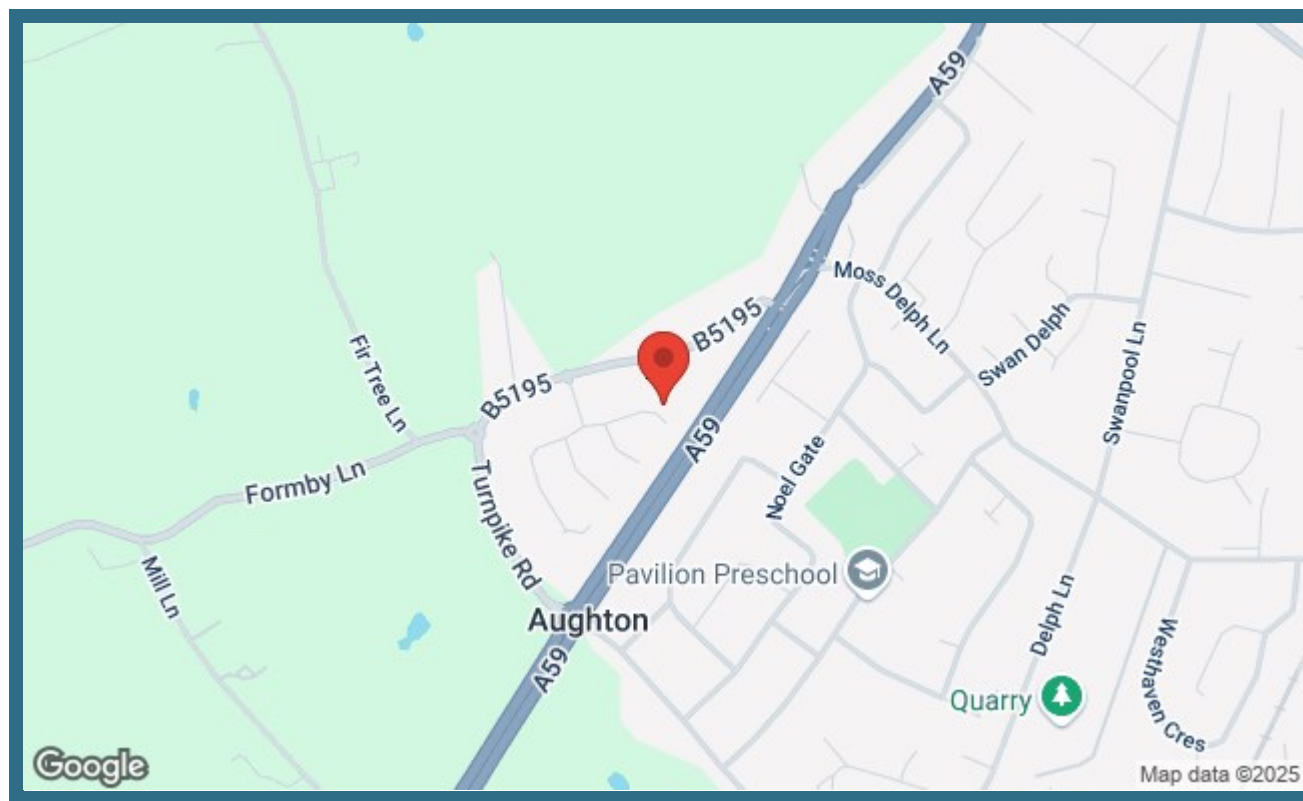
Traditional - Brick with a pitched roof.

### BROADBAND & MOBILE

Broadband: Ultrafast Download: 1800 Mbps Upload: 220 Mbps

Mobile: Limited/Likely.

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  
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.8 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		
(1-20) G		
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) 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	







