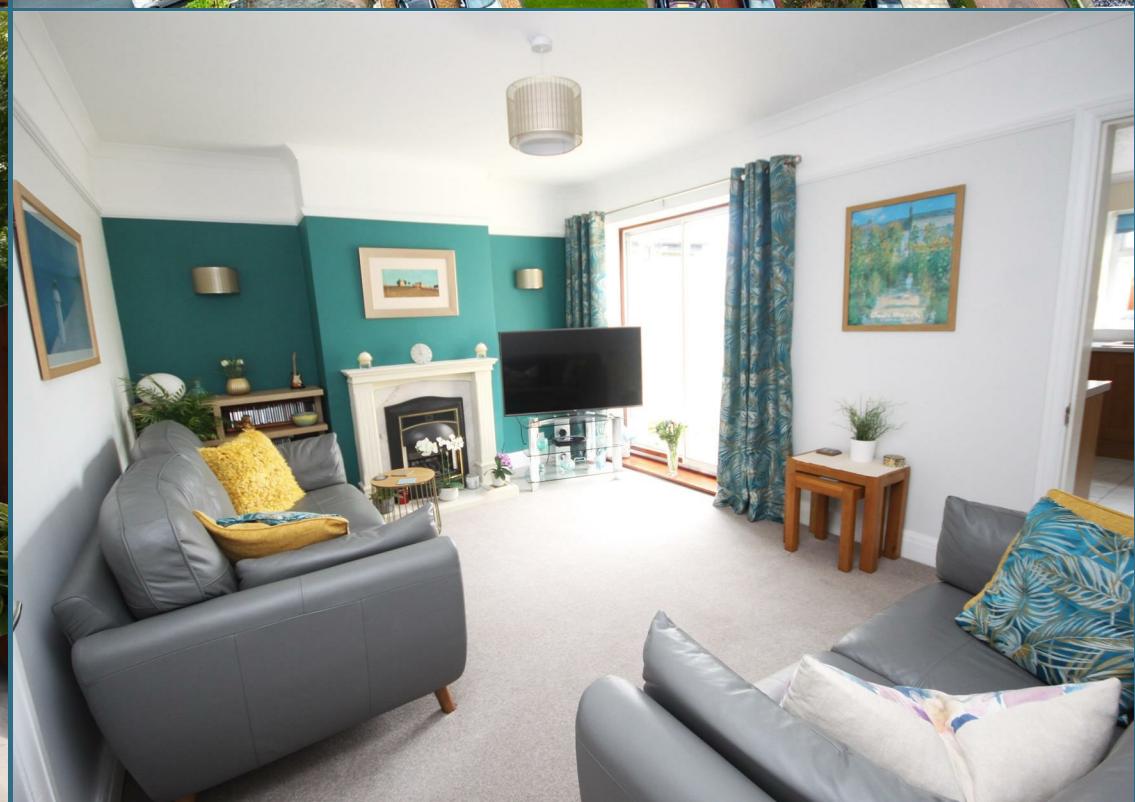




BRIGHOUSE
WOLFF

23 Mickering Lane, Aughton, Lancs. L39 6SR
Reduced To £315,000



An extended 3 bedroom semi-detached Family Home, which is set on an impressive plot in a much sought after semi-rural location with countryside views beyond the gardens.

The property is situated upon the meandering Mickering Lane in Aughton and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities including well renowned schools, shops, bistro's and restaurants.

The property is located within walking distance of Town Green railway station, which provides excellent access into Liverpool City Centre whilst access to the Motorway Network M58 / M57 is situated nearby. Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars is also set within a short drive, whilst Edge Hill University, countryside walks and Ormskirk Hospital are all located locally.

The accommodation which provides a light and flexible layout briefly comprises; Entrance porch, hallway, lounge, living room and extended fitted kitchen to the ground floor. To the first floor are 3 bedrooms and modern 3 piece bathroom suite, whilst to the exterior are particularly impressive private gardens with open fields and countryside beyond. Off road parking is provided by a full width block paved driveway to the front.

The property further benefits from the addition of central heating & double glazing

Please contact us today to arrange a convenient time to view.

GROUND FLOOR

PORCH

Double glazed entrance doors provide access to the property.

HALLWAY

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

LIVING ROOM

14'5" into bay x 9'4" (4.40 into bay x 2.85)

A light and spacious room at the front of the property with double glazed window to the front elevation, oak effect flooring, ceiling lighting, tv point.

LOUNGE

15'5" x 11'0" (4.70 x 3.37)

A large main reception room situated to the rear of the accommodation provides a modern living arrangement. Access to the fitted kitchen, patio doors lead into the gardens, radiator panel, ceiling lighting & tv point

FITTED KITCHEN

11'9" x 11'6" (3.60 x 3.52)

The kitchen area is situated to the far rear overlooking the rear gardens. Fitted with a modern and comprehensive range of wall and base units together with timber doors, contrasting work surfaces, wall tiling and tiled flooring, downlighting, induction hob, integrated oven, integrated fridge, freezer and washing machine, double glazed window overlooking the gardens along with double glazed doors leading into the gardens and front of the property.

FIRST FLOOR

ACCOMMODATION

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation. Loft access with drop down ladder to the boarded loft which provides substantial storage

BEDROOM 1

11'11" x 9'4" (3.65 x 2.85)

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

BEDROOM 2

10'11" x 9'4" (3.35 x 2.85)

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

BEDROOM 3

7'2" x 5'8" (2.20 x 1.75)

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

BATHROOM

7'6" x 5'7" (2.30 x 1.71)

Fitted with a modern white three piece bathroom suite comprising; panelled bath with electric over bath shower, wash basin, low level wc, tiled elevations, double glazed frosted window and ceiling lighting.

EXTERIOR

FRONT

A block paved double with driveway to the front provides off road parking. Fence enclosed with ornamental flower, shrub & tree borders.

REAR

The rear gardens which are larger than anticipated, are fence enclosed and provide excellent private outdoor living space.

Directly behind and to the side of the main accommodation are patio/seating areas with a raised decked area beyond. The remainder of the garden is mainly laid to lawn with will stocked and well kept

ornamental flower and shrub borders. Beyond the gardens are open fields as can be seen in the photos.

MATERIAL INFORMATION

TENURE

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2,102.47

CONSTRUCTION

Traditional

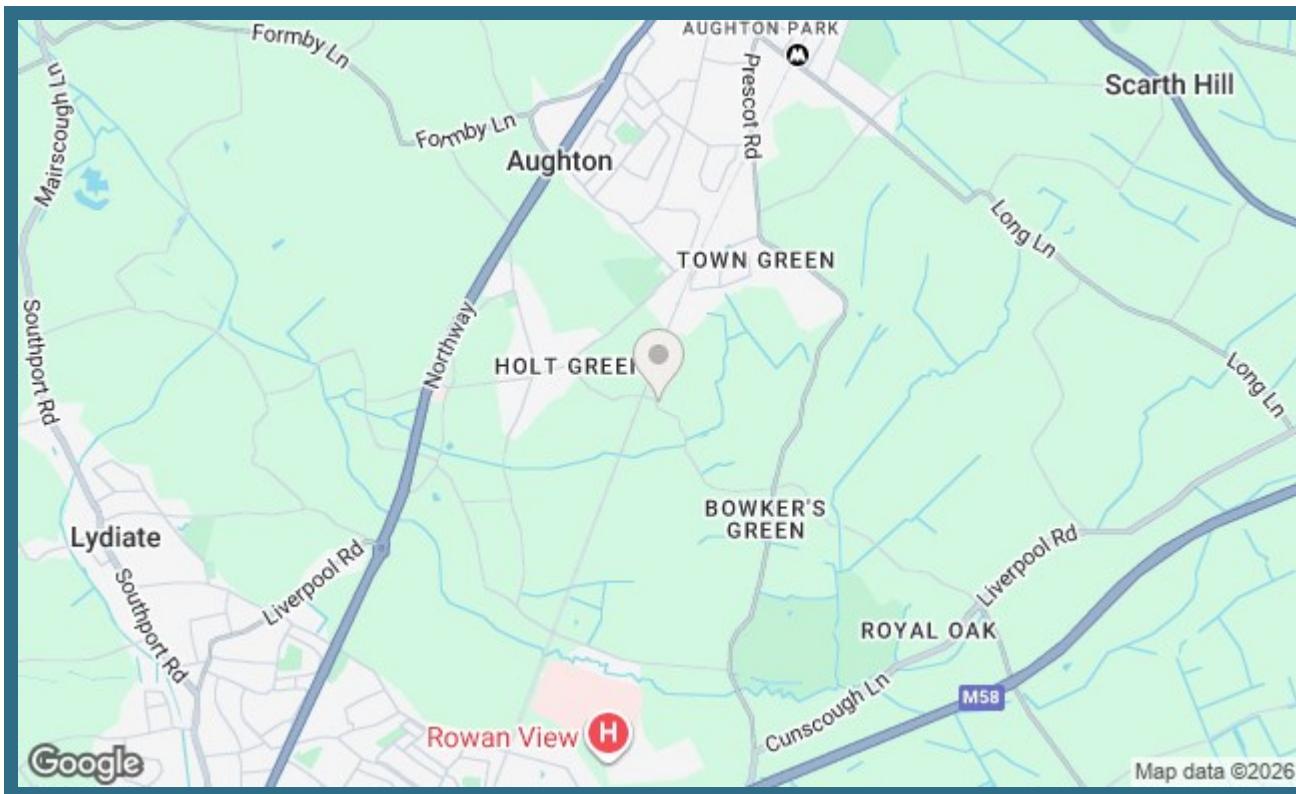
MOBILE & BROADBAND

Mobile: Good - Outdoor Only.

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

Information via Ofcom website.

VIEWING UPON REQUEST



Important Information

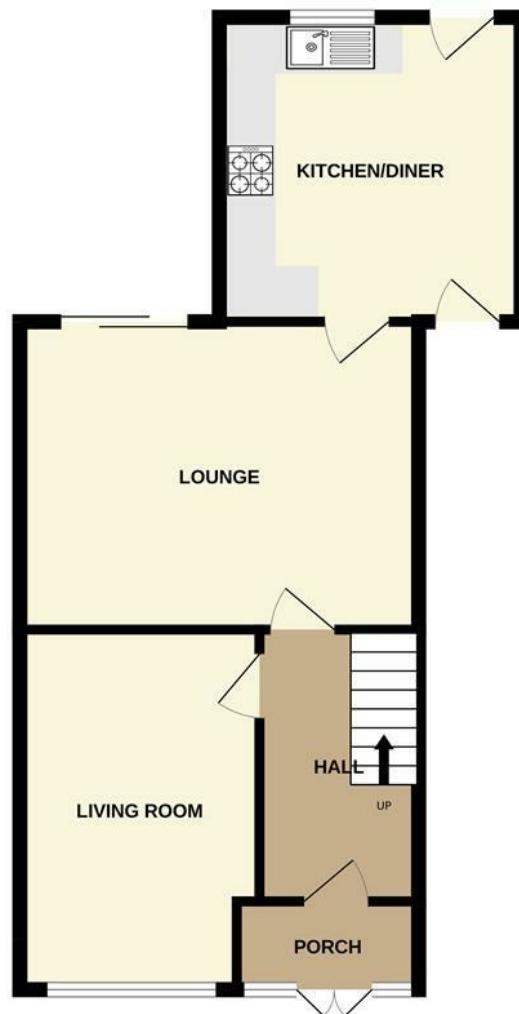
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

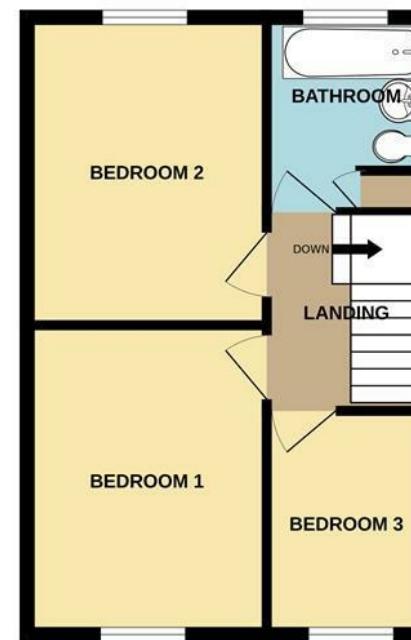
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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 internal features or visibility 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 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

