



THOMAS SAMUEL  
ESTATE AGENTS

1 Gaw Hill Lane, Aughton - L39 3LS  
£310,000





# 1 Gaw Hill Lane

Aughton, Ormskirk

Nestled in a sought-after residential area in Ormskirk, this extended 4-bedroom semi-detached home offers a harmonious blend of contemporary living and spacious accommodation. Beyond the classic frontage and cleverly designed layout lies a property that effortlessly caters to the demands of modern family life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended 4 Bedroom Semi Detached Home
- Modern Handleless Kitchen
- 2 Reception Rooms, Lounge To The Front, and Rear Dining Room, With Sliding Doors on To The Garden
- Driveway Parking & Integrated Garage
- Large Main Bedroom With Lovely Views Over Fields
- Low Maintenance Rear Garden
- Corner Plot, With Views To Fields At The Rear
- Close To Nearby Amenities, Including Excellent Schools and Ormskirk Town Centre

