





Introducing this charming End Of Terrace property located in a popular area of Aughton, boasting two reception rooms and three bedrooms this property is ideal for families or those seeking a comfortable living space.. The enclosed rear garden offers privacy and space for relaxation, while the driveway provides convenient off-road parking for residents and guests.

Situated close to the 'Aughton Park' trainline, this property offers easy access to transportation links for commuters. The freehold status ensures peace of mind for potential buyers.

Don't miss out on the opportunity to view this property and appreciate its features in person. Contact us today to arrange a viewing and discover the full potential this property has to offer.

Council Tax band: C

Tenure: Freehold

- End Of Terrace
- Two Receptions Rooms
- Three Bedrooms
- Popular Area
- Enclosed Rear Garden
- Driveway For Off Road Parking
- Freehold
- Close To 'Aughton Park' Trainline





### **Entrance/Dining Room**

Front door into dining room, window to front and fireplace.  
Door into inner hall.

### **Inner Hallway**

Stairs to 1st floor and understairs storage. Door into lounge.

### **Lounge**

18' 1" x 10' 11" (5.52m x 3.34m)

Window to rear and side, open plan into kitchen. Fireplace.

### **Kitchen**

7' 7" x 13' 0" (2.32m x 3.96m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with canopy style extractor and built in electric double oven. Boiler in cupboard and breakfast bar. Window to rear and side and door into rear garden.

### **Landing**

Doors leading to two bedrooms, bathroom and inner hall which leads to bedroom one. Loft access.

### **Bedroom One**

11' 1" x 10' 0" (3.39m x 3.06m)

Window to front.

### **Bedroom Two**

11' 1" x 10' 11" (3.37m x 3.34m)

Window to front and landing.

### **Bedroom Three**

5' 7" x 11' 8" (1.71m x 3.56m)

Window to rear.





**Bathroom**

4' 11" x 8' 8" (1.50m x 2.63m)

Four piece suite comprising panelled bath, shower cubicle, vanity wash hand basin and low level WC. Tiled flooring and window to rear.

**Rear Garden**

Enclosed rear garden with lawn and patio areas. Planted borders and pond. Water supply. Gate to right of way access.

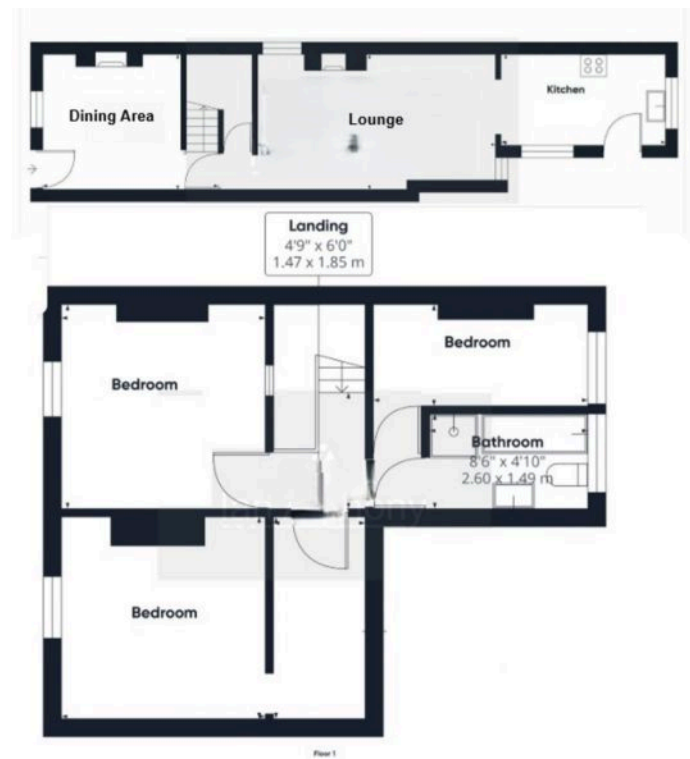
**DRIVEWAY**

2 Parking Spaces

Private driveway to front.











## Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>

