

FOR SALE

19, Ennerdale Drive, Aughton , L39 5EA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



19, Ennerdale Drive, Aughton , L39 5EA

Excellent semi-detached family home offering spacious and versatile accommodation.



- Outstanding semi-detached family home
- Modern fitted kitchen with cooker
- Family bathroom and en-suite shower
- Close to schools and amenities
- Spacious and versatile accommodation
- Four great sized bedrooms
- Large gardens and driveway
- 1137 SQ. FT.

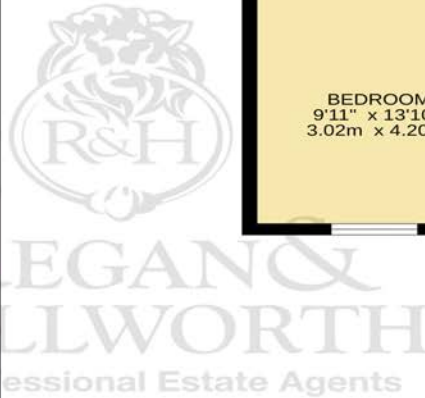
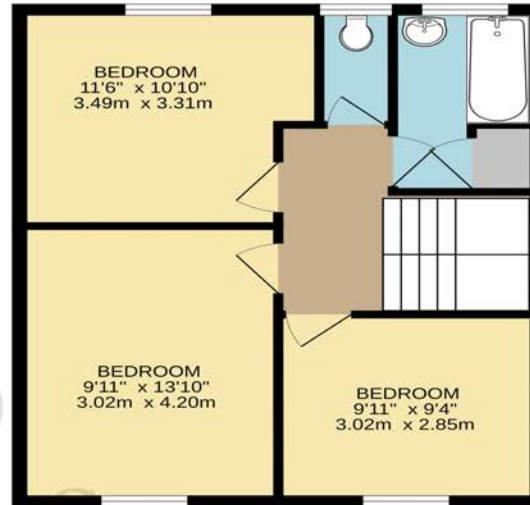
Now available for sale and located in the semi-rural village of Aughton in Ormskirk sits this impressive semi-detached home. Ennerdale Drive boasts spacious and versatile accommodation set over two floors along with excellent outside space. Situated close to a range of local amenities, outstanding schools for all ages, public transport links and major motorway networks this property would make a superb home for the growing family.

In brief the accommodation briefly comprises of entrance porch, large formal lounge / sitting room located to the front, large double bedroom number four with modern en-suite shower room. This room could also make an ideal home office, gym or snug. To the rear of the property is a good-sized dining room with door leading into a modern fitted kitchen boasting a range of wall, base and drawer units along with some appliances. Sliding doors off the dining room lead into the conservatory which has double patio doors leading out onto the rear gardens and patio. Up on the first floor the centrally located landing area opens to give access to a master double bedroom located to the front of the property, second double bedroom to the rear, third double and then a family bathroom with bath and sink unit and a separate wc room.

Externally the property has a driveway to the front with a good sized lawned garden area. To the rear there a large, private and secure garden with raised well stocked borders and excellent patio areas. Internal inspection is highly recommend to truly appreciate the size and versatility of the accommodation along with its excellent finish and outstanding location.



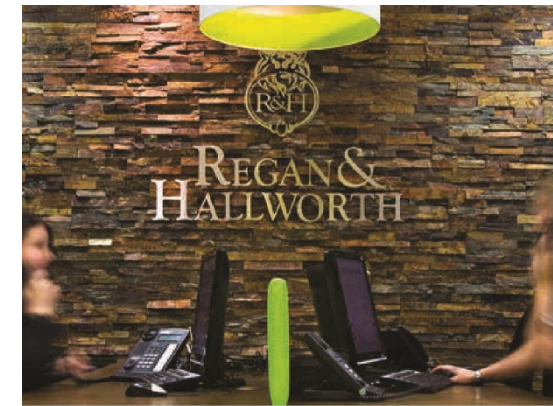




TOTAL FLOOR AREA : 1137 sq.ft. (105.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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