

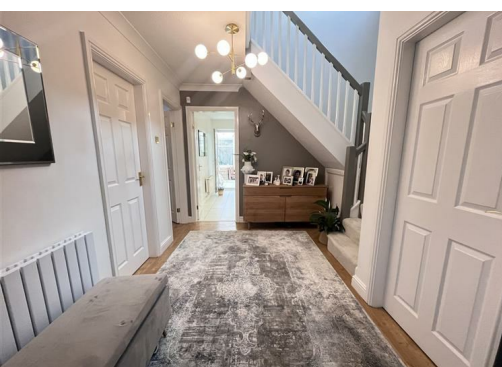


**Springfield Road, Aughton, L39 6ST**

**£515,000**

**OPEN DAY\* 13TH APRIL - BY APPOINTMENT ONLY - STUNNING DETACHED HOME!!!** We are proud and privileged to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in the popular semi-rural area of Aughton!

**COUNCIL TAX BAND - E  
FREEHOLD**





# 1 Springfield Road, Aughton, L39 6ST

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in the sought-after semi-rural location of Aughton. Benefiting from spacious living accommodation set over 2 floors, modern sophisticated decor throughout and enviable corner plot position.

The living accommodation briefly comprises of; lounge, sitting room with access to the rear garden, a bright conservatory, high specification kitchen, laundry room, snug and WC/cloaks. To the first floor 4 welcoming double bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, while still benefiting from a rural aspect.

## GROUND FLOOR

### Hall 15'3" x 6'10" (4.66 x 2.10m)

Solid oak wooden flooring with staircase leading to the first floor

### Lounge 19'0" x 12'8" (5.80 x 3.87m)

Solid oak wooden flooring with window to the front of the property

### Sitting Room 14'0" x 12'9" (4.27 x 3.90m)

Solid oak wooden flooring with patio doors leading to the rear garden and blind

### Kitchen 10'4" x 11'4" (3.15 x 3.47m)

Tile flooring with access through to the conservatory and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob, hood and fridge-freezer

### Conservatory 12'0" x 11'3" (3.67 x 3.45m)

Tile flooring with patio doors leading to the rear garden

### Store Room/Snug 11'5" x 8'4" (3.49 x 2.55m)

High quality laminate flooring with access through to the laundry room and blind

### Laundry Room 5'5" x 7'11" (1.67 x 2.42m)

High quality laminate flooring with access to the rear garden and plumbing for washing machine

### WC/cloaks

2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Master Bedroom 11'10" x 10'5" (3.62 x 3.20m)

Carpet flooring with window to the front elevation and fitted wardrobes

### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and floor to ceiling tiled decor

### Bedroom 10'4" x 11'4" (3.15 x 3.46m)

Carpet flooring with window to the rear elevation

### Bedroom 8'10" x 12'10" (2.71 x 3.92m)

High quality laminate flooring with window to the rear elevation

### Bedroom 8'6" x 11'3" (2.60 x 3.44m)

Carpet flooring with window to the front elevation

### Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath, partially tiled decor and heated towel rail

## EXTERNAL

A large sweeping driveway to the front of the property, capable of accommodating multiple vehicles with brick wall boundary. Private rear garden with patio area and laid to lawn, enclosed by panel fencing.

\* Open day 13th April 2025, by appointment only









