



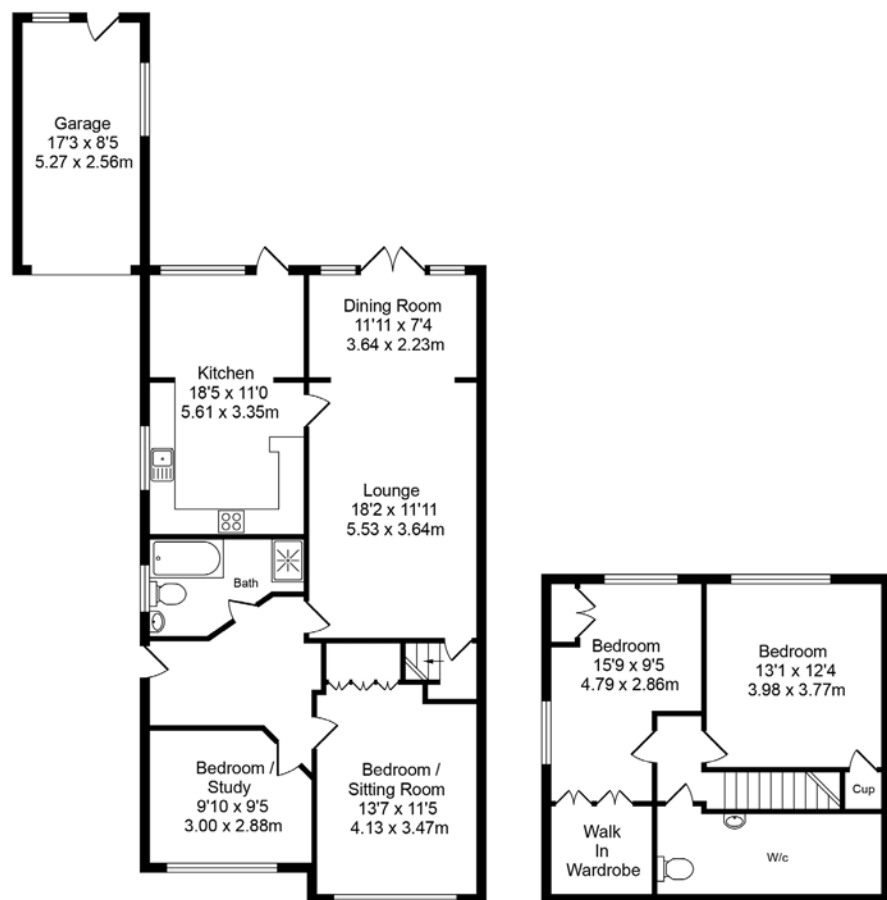
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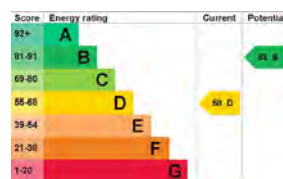
Total Approx. Floor Area 1666 Sq.ft. (154.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Brookfield Lane, Aughton
 Offers in Excess of £340,000



Properties within this quiet residential location rarely become available and this lovely semi-detached home is a real gem indeed, boasting an open outlook to the rear and a high degree of privacy. The property has been lovingly cared for and much improved under our clients' attentive ownership, with a tasteful, neutral colour scheme throughout and a very well-presented interior which is sure to appeal, extending to in excess of 1660 square feet in total.

The convenience of the location really is hard to beat, being situated within the highly desirable Holt Green area of Aughton, just a short drive from the vibrant centre of Ormskirk, and therefore, ideally located for access to the abundance of shops and amenities available locally, as well as excellent schools at all levels. The commuter will be sure to be impressed at the ease one can access the wider region with the railway station on hand and just a short drive to the M58 motorway.

Internal inspection is highly recommended and will reveal accommodation which has been extended to the rear with highlights including a welcoming reception hallway, a lovely light-filled sitting room, a fabulous 18' lounge which is open to a dining area with French doors out into the gardens, also on the ground floor is a study/bedroom and an open plan breakfast kitchen which is fitted with a comprehensive array of quality wall and base units, ample work space and integrated appliances. The ground floor is rounded off with a stylish four-piece bathroom with a claw foot bath and shower cubicle. On the first floor, there are two further bedrooms with ample storage and a two-piece WC.

Externally there are well-kept gardens to the front and rear with ample parking to the front on the block paved driveway which continues to the side elevation and a detached garage at the rear. The rear garden has a paved patio area for outdoor dining, a lawned area that is very private, not directly overlooked and which affords sunny South West facing aspects. Other benefits of this delightful home include gas central heating and double glazing.





KEY FEATURES

- Semi-Detached Home
- Four Bedrooms
- Circa 1666 Square Feet
- Open Plan Breakfast Kitchen with Integrated Appliances
- Well-Kept Front and Rear Gardens
- Ample Off-Road Parking
- Detached Garage
- Ideally Located for the Commuter
- Close by to Local Amenities
- Conveniently Situated to Highly Regarded Schools



