



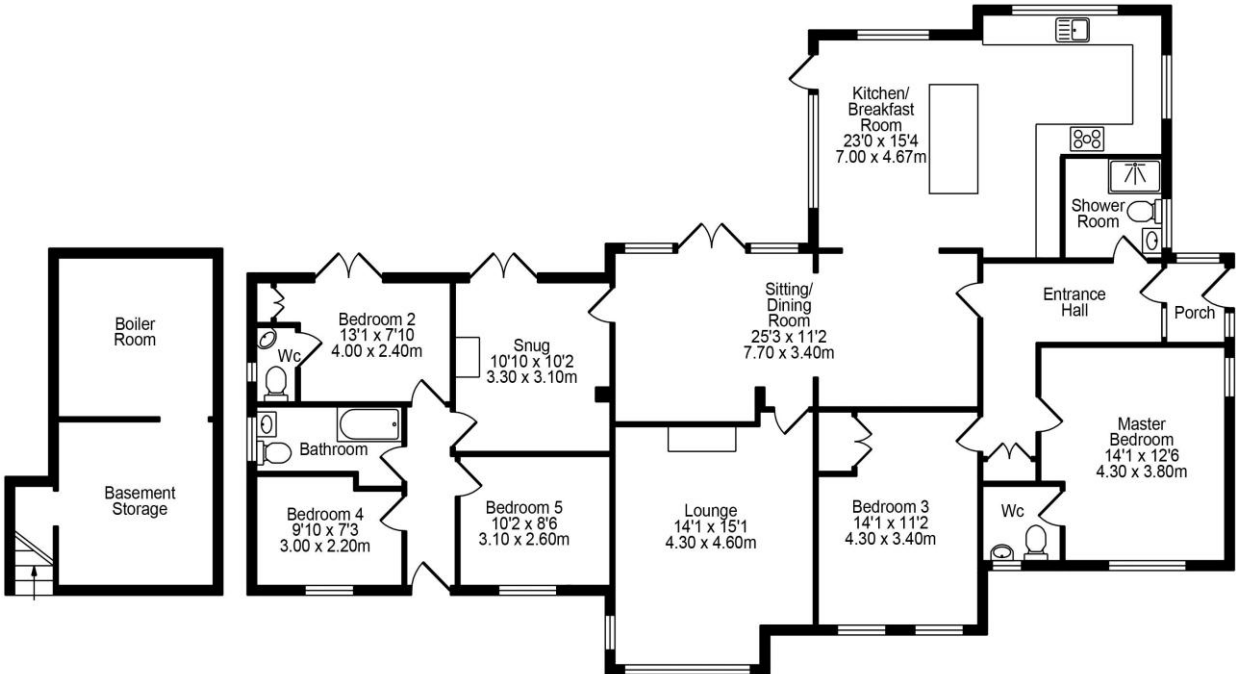
Butchers Lane, Aughton



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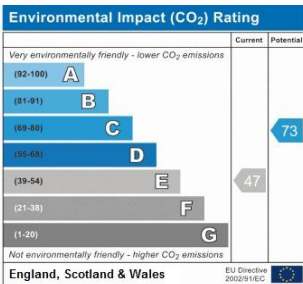
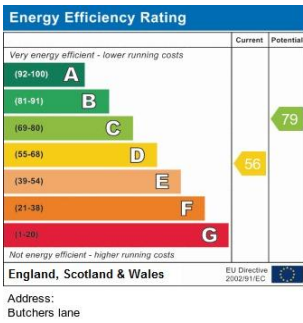
Butchers Lane, Aughton
Total Approx. Floor Area 2051 Sq.ft. (190.54 Sq.M.)

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



Basement
Approx. Floor
Area 248 Sq.Ft
(23.04 Sq.M.)

Ground Floor
Approx. Floor
Area 1803 Sq.Ft
(167.50 Sq.M.)



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Asking Price £499,950

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Large individually built 1930s detached true bungalow resting in a wonderful rural position on a large private plot. This bold detached residence stands handsomely in the centre of its grounds and commands fine open views over the surrounding countryside. Noted for its unique character and architectural style the property stands as wonderful example of design elegance so typical of the era in which it was built. Its abundant floor space flows effortlessly and fits perfectly for today's modern living. The property has over the years been extended and its accommodation provides total flexibility of use, it has also in recent times seen a comprehensive series of refurbishment under our client's attentive tenure and internal inspection will certainly not disappoint.

Accommodation covers an impressive 1763 square feet and highlights include reception hallway, lounge with cosy wood burning stove, dining room, sunroom with aspects over the gardens, sitting room, a large open plan family dining kitchen with a range of quality fitted units, a central island with breakfast bar, a range cooker and integrated appliances. There are five excellent bedrooms, a stylish family bathroom, modern three piece shower room an en-suite to the master bedroom and a separate two-piece cloaks/WC.

The property sits centrally on a large private plot with lovely aspects to the front over farmland. There is ample driveway parking with an 'in and out' driveway with two sets of double gates along with a well kept lawned area. The rear benefits a southerly aspect and has a good sized garden which again is private and features a large lawned area with mature borders. A large elevated patio is also to the rear leading down to the lawns and summer house beyond. The area generally is noted for its fine individual homes and its agricultural traditions. There is easy access to Ormskirk town centre along with the motorway and railway networks.





