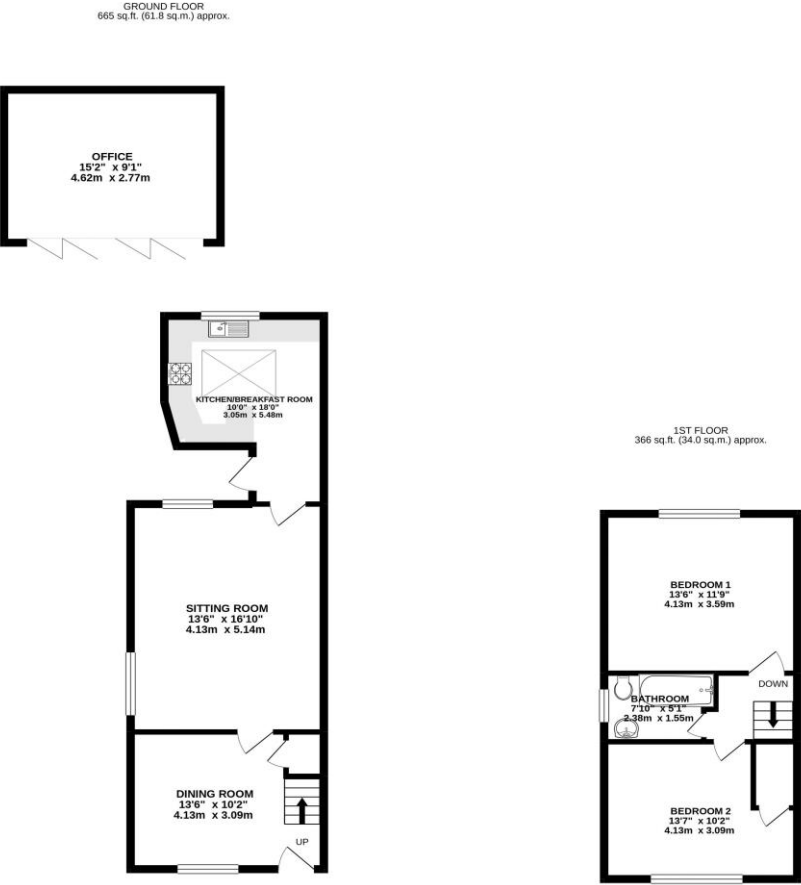




Church Lane, Aughton



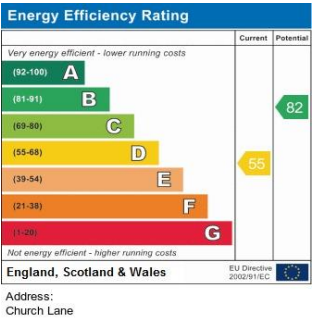
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TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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Asking Price £299,950

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This very well presented stone cottage is in lovely order throughout and has been much improved under our clients attentive ownership, with quality fixtures and fittings along with tasteful levels of décor all authentically styled to accentuate the character and charm one would expect of a home of this type. A real feeling of warmth is prevalent throughout its cosy, yet very well-proportioned, living spaces including two reception rooms and two double bedrooms. The property is situated within the highly regarded Holt Green conservation area, one of the most desirable areas in the district, renowned for its eclectic mix of homes it's pretty tree lined streets and for its picturesque surrounding countryside, ensuring one is never short of somewhere to enjoy a relaxing evening stroll. Despite the locations credentials as a peaceful haven, one is far from isolated, with an abundance of shops and amenities available within Ormskirk town centre, and the M58 motorway and Town Green railway station within easy reach ensuring major commercial centres such as Manchester, Preston and Liverpool are within a reasonable commute.

One enters the property into the first of the two reception rooms - a gorgeous dining room filled with an abundance of natural light and finished with wooden flooring, a feature sash window, cast iron radiator and exposed brickwork. The adjacent lounge features dual aspects and shuttered windows, it's just a delightful room and the perfect spot to escape the world and relax with a good book by the cosy wood burning stove. To the rear of the property is the kitchen, a fantastic space which has been remodelled by our clients and fitted with a high quality kitchen with ample workspace, a breakfast bar, solid wood tops and integrated appliances including fridge, freezer, oven, hob and dishwasher this gorgeous room has been finished with complementary tiling to the walls and a feature glass lantern roof. On the first floor the two double bedrooms are very well proportioned, tastefully decorated and both feature large sash windows and cast-iron radiators. The family bathroom affords a modern three-piece suite in classic white with low level WC, pedestal wash hand basin and a panelled bath with shower over - complementary tiling completes the look. There is also a large loft space for storage.

Externally the property is garden fronted and has a really good sized rear garden with a private, cobble stone patio area adjacent to the property, well-kept lawns, and a decked patio area to the rear of the garden with an office that has bi-folding doors, electricity and WiFi - an ideal spot in which to entertain with the office also offering fantastic space in which to work from home. This lovely property also comes with the benefit of gas central heating and double glazing, early internal inspection is highly recommended and now invited.

