

37 Delph Common Road, Aughton

Ormskirk

Guide Price £375,000

37 Delph Common Road

Aughton, Ormskirk

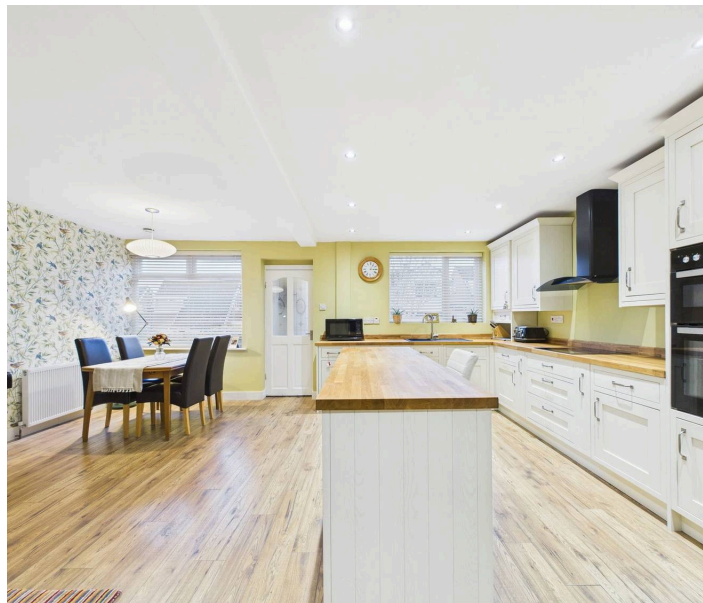
Well-presented 3-bed semi in Aughton with open-plan living, two bathrooms, garage, landscaped garden with hot tub, driveway parking, and flexible living spaces. Early viewing recommended.
Council Tax band: D

Tenure: Freehold

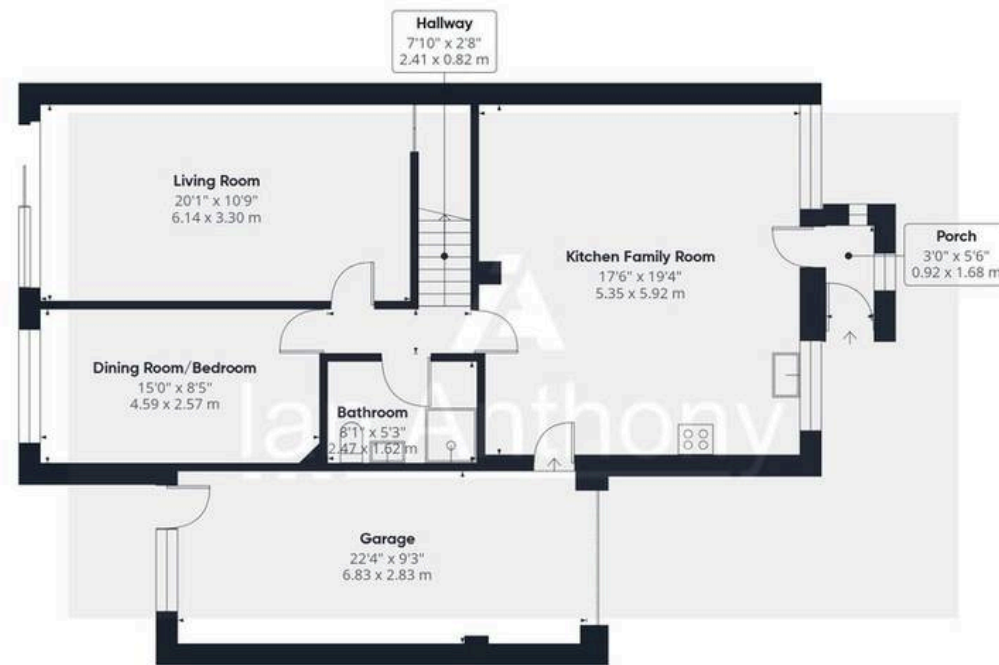
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- THREE DOUBLE BEDROOMS
- MODERN OPEN-PLAN LIVING/KITCHEN AREA
- RAISED DECKING WITH HOT TUB AND PATIO COVER
- Garden
- INTEGRATED KITCHEN APPLIANCES WITH ISLAND
- GENEROUS LANDSCAPED REAR GARDEN
- EXCELLENT KERB APPEAL
- AMPLE DRIVEWAY PARKING WITH GARAGE
- SOUGHT-AFTER AUGHTON LOCATION
- TWO VERSATILE RECEPTION ROOMS
- GROUND FLOOR FAMILY BATHROOM







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1436 ft²

133.3 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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