



10 Narrow Lane, Aughton

Ormskirk

Offers Over £299,950

# 10 Narrow Lane

Aughton, Ormskirk

Spacious two-bedroom semi-detached home on Narrow Lane, Aughton, set on a substantial plot in a highly sought-after location. Offered with no onward chain, the property provides versatile living space with excellent potential to extend (STPP). Features include a bright living room with fireplace, dining room leading to a conservatory with garden access, and a well-appointed kitchen/diner. The ground floor also offers a flexible additional bedroom, WC/utility, and integral garage. Upstairs boasts a generous master bedroom, dressing room, and family bathroom. The property is complemented by ample parking and a private, well-maintained rear garden.

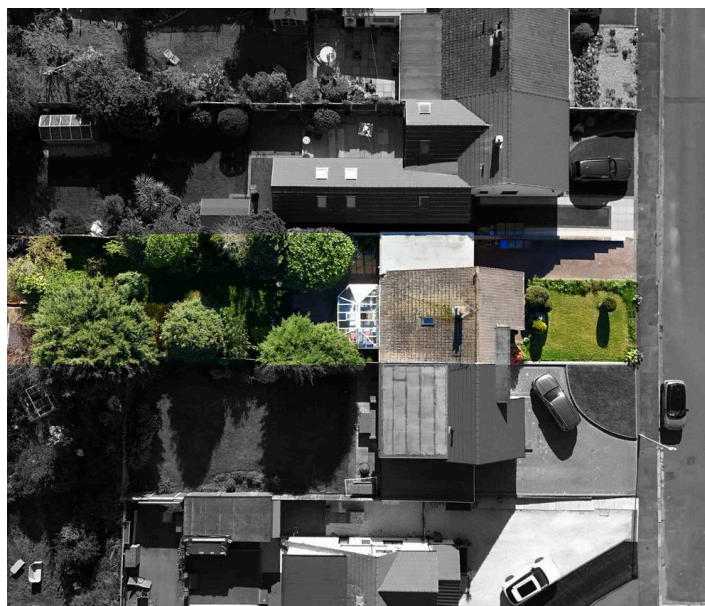
Council Tax band: C

Tenure: Freehold

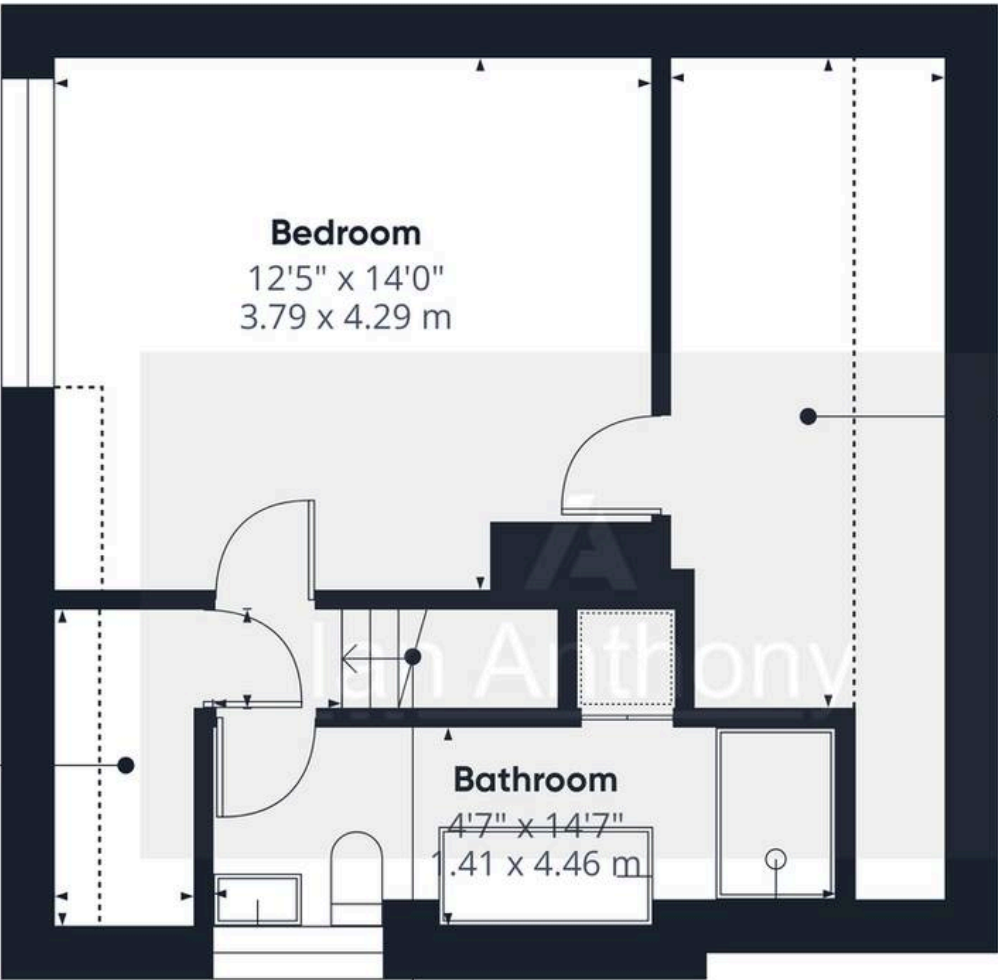
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two-bedroom semi-detached home
- Large plot with extension potential (STPP)
- Conservatory with garden access
- Integral garage & ample off-road parking
- Sought-after Aughton location
- No onward chain







**Storage Room**  
7'7" x 3'5"  
2.32 x 1.06 m

**Bedroom**  
12'5" x 14'0"  
3.79 x 4.29 m

**Dressing Room/ Storage**  
15'2" x 6'4"  
4.64 x 1.94 m

**Bathroom**  
4'7" x 14'7"  
1.41 x 4.46 m

**Landing**  
2'8" x 2'11"  
0.84 x 0.91 m

**Approximate total area<sup>(1)</sup>**  
378 ft<sup>2</sup>  
35 m<sup>2</sup>

**Reduced headroom**  
58 ft<sup>2</sup>  
5.4 m<sup>2</sup>

(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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