



Ian Anthony
The Estate Agents

New Lane, Aughton, L39 4UD

Guide Price £215,000

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- Two bedroom Mid-Terrace
- Shaker style kitchen
- Generous rear garden
- Recently refurbished throughout
- Luxury shower room
- Sought after Aughton location





Situated in the heart of Aughton, this beautifully refurbished two-bedroom mid-terrace combines modern living with charming cottage character. A welcoming porch leads into a lounge/dining space featuring a log burner with wooden mantel, understairs storage and an open flow into a newly fitted shaker-style kitchen in cottage cream with gold fittings, filled with natural light and opening onto the garden. Upstairs are two well-proportioned bedrooms and a luxury shower room, all tastefully decorated throughout. Outside, a good-sized rear garden with decking provides the perfect space for relaxing or entertaining, all within easy reach of local amenities, transport links and countryside walks.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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