



238 Moss Delph Lane, Aughton

Ormskirk

Guide Price £1,200,000

238 Moss Delph Lane

Aughton, Ormskirk

An exceptional detached home on Moss Delph Lane, Aughton, offering luxurious, versatile living across three floors.

Council Tax band: E

Tenure: Freehold

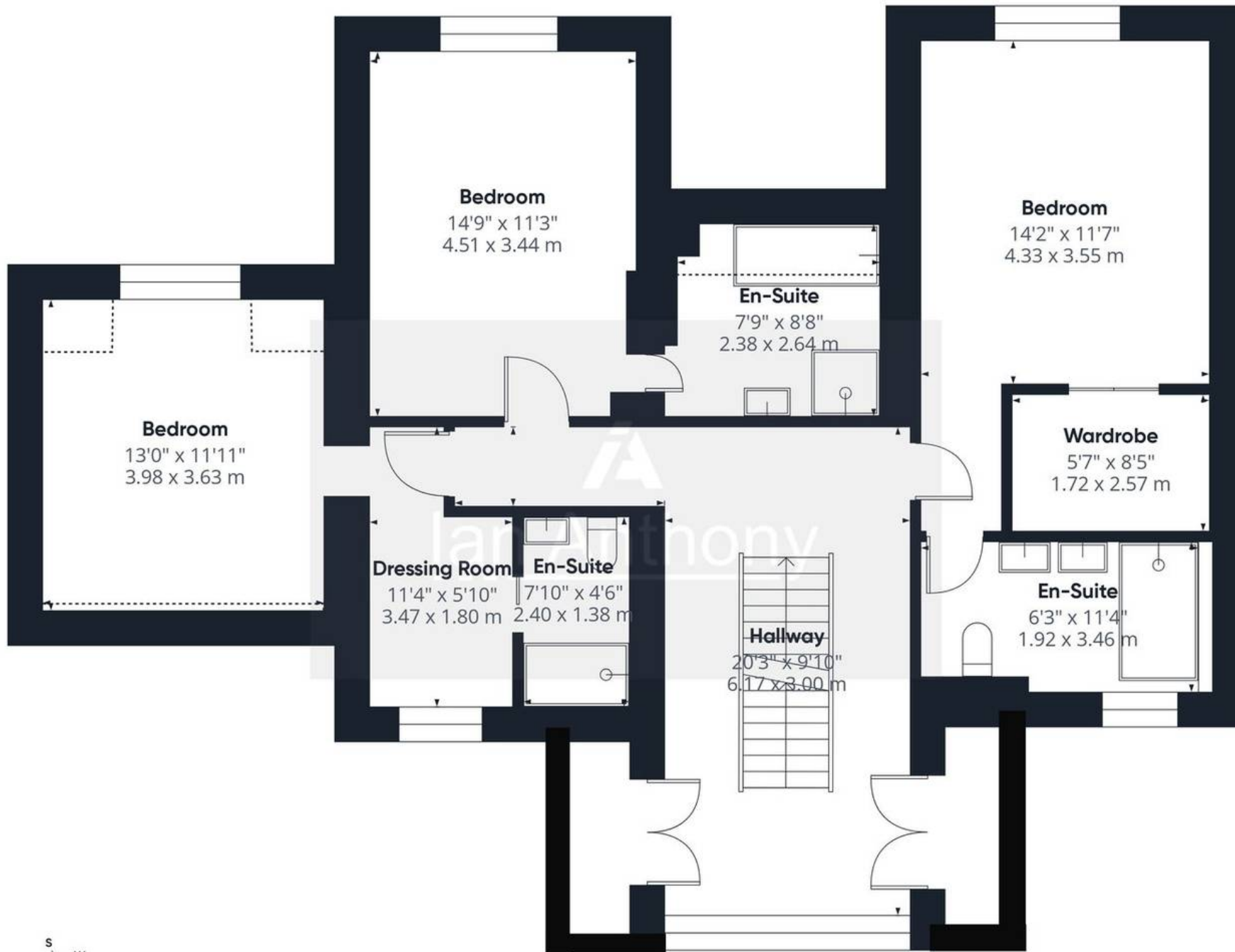
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five-bedroom detached home
- Luxurious open-plan kitchen
- Principal suite with private dressing room
- Hidden doors to utility room and garage
- High-spec kitchen with integrated appliances
- Ground floor office and versatile sitting room/snug
- private driveway with ample parking
- Generous garden with patio & decking area
- Full CCTV and Alarm system installed







Approximate total area⁽¹⁾

979 ft²

90.9 m²

Reduced headroom

36 ft²

3.4 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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