



4 School Close, Aughton

Ormskirk

Guide Price £420,000

## 4 School Close

Aughton, Ormskirk

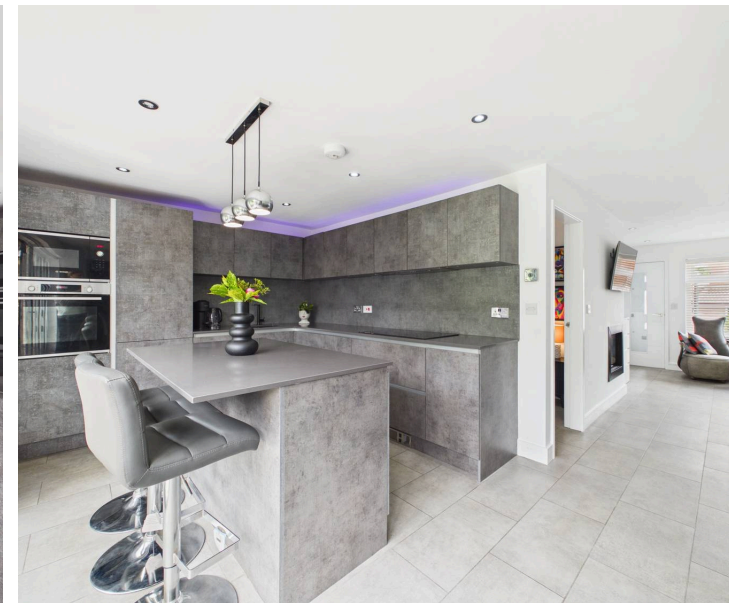
Modern three / four-bedroom detached home with stunning kitchen diner, versatile living spaces, stylish bathrooms, tandem garage, private garden, ample parking in a sought-after School Close location. Council Tax band: E

Tenure: Freehold

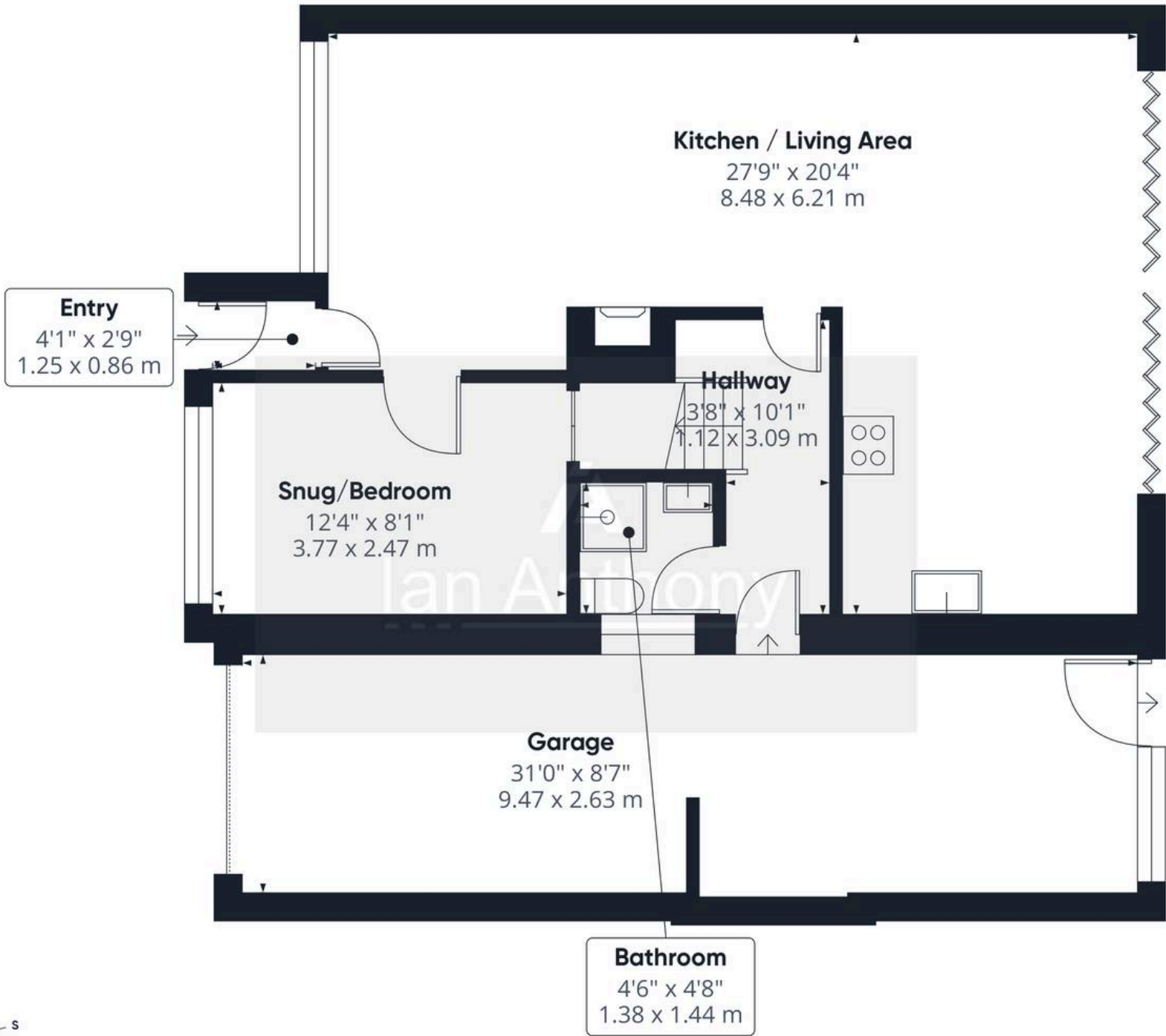
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exceptional three / four-bedroom detached family home
- Beautifully presented throughout with contemporary styling
- Spacious and versatile family accommodation
- Stunning open-plan kitchen diner
- Central breakfast island ideal for casual dining and entertaining
- Integrated Bosch appliances
- Bi-fold doors opening onto rear patio
- Sunny rear garden aspects







Approximate total area<sup>(1)</sup>

860 ft<sup>2</sup>  
79.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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



Ground Floor



## IAN ANTHONY

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