



BRIGHOUSE  
WOLFF

2 Hallmoor Close, Aughton, Lancs. L39 4UQ  
O.I.R.O £350,000







A 3 bedroom link-detached true bungalow which is set in a much sought after area.

The property is situated in a quiet residential cul-de-sac just off Long Lane in Aughton and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities.

The Bungalow is just a short stroll from Aughton Park railway station, which provides excellent access into Liverpool City Centre and beyond. Access to the Motorway Network (M58) is situated at nearby Bickerstaffe, whilst Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, bistros and bars is within a short drive or train hop.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light and spacious layout briefly comprises; Porch, entrance hallway, WC/cloaks, large lounge through diner, fitted kitchen, three bedrooms, conservatory and modern shower suite.

To the exterior are mature garden areas to both front & rear - the rear being particularly private and facing in a sunny south-westerly direction- whilst parking is provided by a paved driveway and single garage.

The property further benefits from the addition of gas central heating & double glazing.

Please contact us to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

Upvc sliding doors provide access.

##### HALLWAY

Provides access into all accommodation, ceiling lighting.

##### WC/CLOAKS

A two piece suite comprising; low level wc, wash basin, storage cupboard, ceiling lighting and frosted window.

##### LOUNGE DINER

22'0" x 14'4" max (6.73 x 4.37 max)

A large L shaped lounge/diner is situated to the front elevation with double glazed windows to the front & side elevations, marble effect place and living flame effect fire. radiator panel and ceiling light points. Television point.

##### FITTED KITCHEN

12'5" max x 12'1" (3.81 max x 3.70)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Stainless steel sink & drainer, electric hob and oven, ceiling lighting, plumbing for washing machine, sink and drainer unit, breakfast bar, double glazed window and door leading into the gardens.

##### INNER HALLWAY

Provides access to all bedrooms and further accommodation.

##### BEDROOM 1

13'0" x 11'2" (3.97 x 3.42)

Double glazed windows to the side and rear, radiator panel, ceiling lighting and built in wardrobes/storage.

## BEDROOM 2

12'11" x 9'9" (3.94 x 2.98)

Double glazed window to the side, radiator panel, ceiling lighting and a range of fitted wardrobes and bedroom furniture.

## BEDROOM 3

8'11" x 8'8" (2.74 x 2.66)

Double glazed door to the rear leads into the conservatory, radiator panel and ceiling lighting.

## SHOWER SUITE

8'1" x 5'8" (2.48 x 1.75)

Fitted with a modern, 3 piece suite comprising corner shower cubicle with overhead shower and screens, vanity wash basin, low level wc with concealed cistern and storage units below. Part tiled elevations, ceiling lighting, Upvc double glazed frosted window.

## CONSERVATORY

9'1" x 8'0" (2.77 x 2.46)

Double glazed door and windows, tiled flooring, overlooks the sunny gardens.

## EXTERIOR

### FRONT

Two driveways provide more than ample off road private parking. The principal driveway leads to a single attached garage with up and over door, personal door and window to the rear.

The front garden area is mainly laid to lawn with mature flower, shrub and tree borders providing privacy.

### REAR

The rear gardens face in a very sunny south westerly direction and provide excellent private outdoor living space. The gardens are mainly laid to lawn with mature shrubs and trees and a large flagged patio/seating area to the side elevation.

## MATERIAL INFORMATION

## TENURE

FREEHOLD

## COUNCIL TAX

West Lancs. Council 2025/26.

Band: D

Charge: £2,365.28

## MOBILE & BROADBAND

Mobile Signal: Good outdoor and in-home.

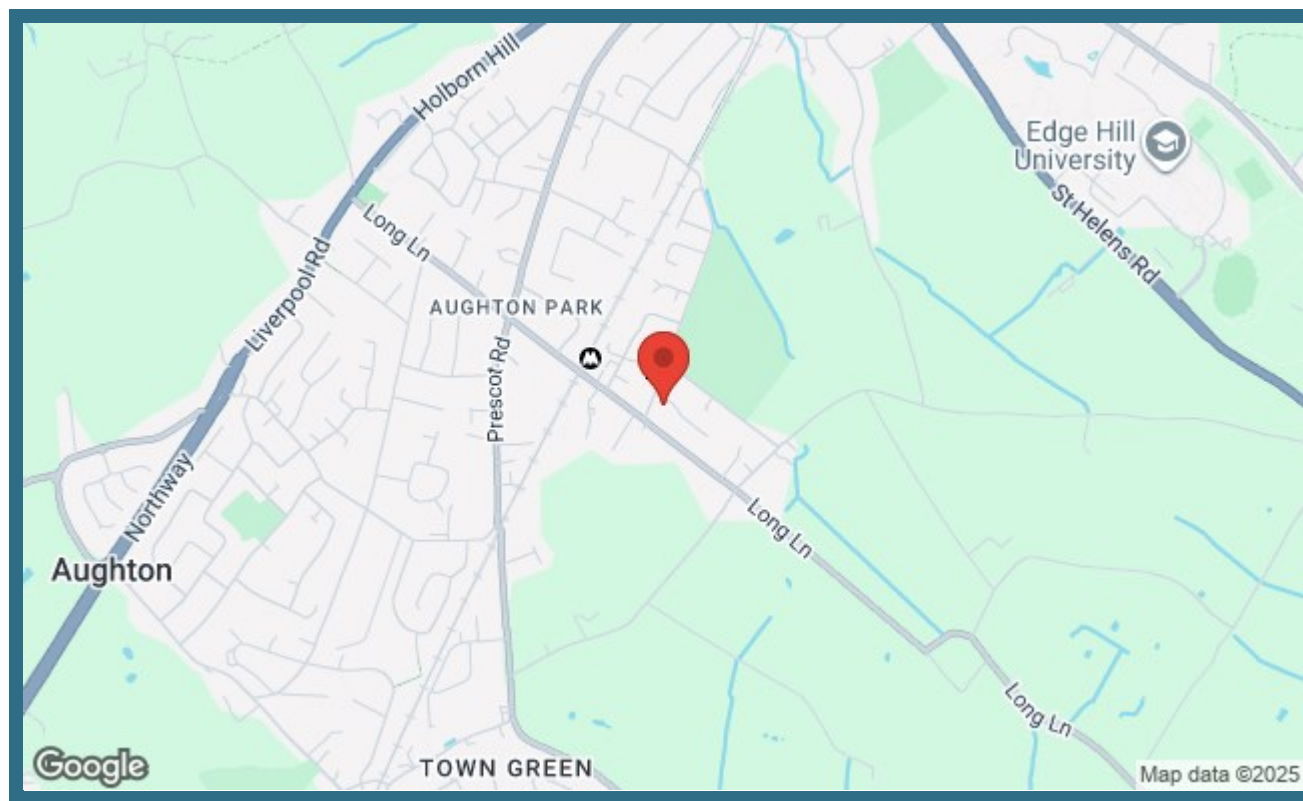
Broadband: Ultrafast - Highest available download speed:1800 Mbps.  
Highest available upload speed: 220 Mbps.

Info from Ofcom website.

## CONSTRUCTION

Non Standard - Steel Framed.

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1316 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		







