



BRIGHOUSE  
WOLFF

3 Croft Heys, Aughton, L39 5EP  
£335,000



An impressively proportioned 4 bedroom semi-detached family house which is set on a generous south facing plot with views towards Liverpool in the distance.

The property is located upon sought after Croft Heys in Aughton and therefore enjoys a desirable location whilst being ideally situated within ease of access of various local amenities. Aughton Park railway station, which provides excellent access into Liverpool City Centre is located within walking distance, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which provides a well proportioned and flexible layout briefly comprises; Entrance hallway, large lounge, dining room, sitting room, fitted kitchen, conservatory and wc/utility to the ground floor. To the first floor are four bedrooms - one with 'Juliet' balcony and modern family shower suite. To the exterior are well proportioned private gardens to the front and rear - the rear being particularly private and facing in a sunny southerly direction - together with driveway, car port and garage.

Further benefits include but are not limited to gas central heating & majority double glazing.

Please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Principal access, ceiling lighting, provides access to all accommodation.

#### LOUNGE

17'1" x 11'10" max (5.23 x 3.61 max)

With feature fire with brock built fire place. Double glazed window to the front elevation, timber flooring, radiator panel, tv point and ceiling lighting.

#### DINING ROOM

10'11" x 7'3" (3.33 x 2.21)

Double glazed doors leading into the conservatory, radiator panel, ceiling lighting and open plan configuration to the rear sitting room.

#### SITTING ROOM

3.33 X 2.52

Double glazed window to the rear, radiator panel, ceiling lighting

#### CONSERVATORY

9'11" x 8'6" (3.04 x 2.61)

Double glazed window units and door leading into the rear gardens.

#### FITTED KITCHEN

12'6" x 7'6" (3.83 x 2.31)

Fitted with a modern range of wall and base units together with contrasting work surfaces and splash backs. Sink & drainer unit, plumbing for washing machine, double glazed windows to the front & side, ceiling lighting & timber flooring.

#### WC/UTILITY ROOM

8'7" x 4'11" (2.62 x 1.52)

Low level wc, wash basin, access door to the outside.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

### BEDROOM 1

17'6" into wards. x 9'10" (5.34 into wards. x 3.01)

Double glazed window to the rear elevation, radiator panel and ceiling light point.

### BEDROOM 2

13'7" max x 10'2" (4.16 max x 3.10)

Double glazed window to the rear elevation, radiator panel and ceiling light point. Double doors lead to a Juliet balcony area.

### BEDROOM 3

10'5" x 9'5" (3.19 x 2.88)

Double glazed window to the front elevation, radiator panel and ceiling light point.

### BEDROOM 4

11'6" x 7'6" (3.53 x 2.29)

Double glazed window to the front elevation, radiator panel and ceiling light point.

### SHOWER ROOM

10'9" x 4'7" (3.30 x 1.42)

Fitted with a 3 piece shower suite comprising shower enclosure with overhead shower and shower screens, low level w.c. and wash basin. Tiled elevations, Upvc double glazed frosted window.

## EXTERIOR

### GARDENS & PARKING

The front garden is mainly laid to lawn with well stocked ornamental borders.

A driveway provides parking and leads to a car port and single garage with

up-and-over door.

The rear gardens provide excellent private outdoor living space and face in a very sunny southerly direction with viewings towards Liverpool in the distance. The garden is mainly laid to lawn with well stocked flower, shrubs and trees and a flagged patio/seating area.

## MATERIAL INFORMATION

### TENURE

Freehold

### COUNCIL TAX

West Lancs. Council 2026/27

Band: C

Charge: £2185.80

### MOBILE & BROADBAND

Broadband:

Ultrafast - Highest available download speed:10000 Mbps. Highest available upload speed: 10000 Mbps

Mobile Signal:

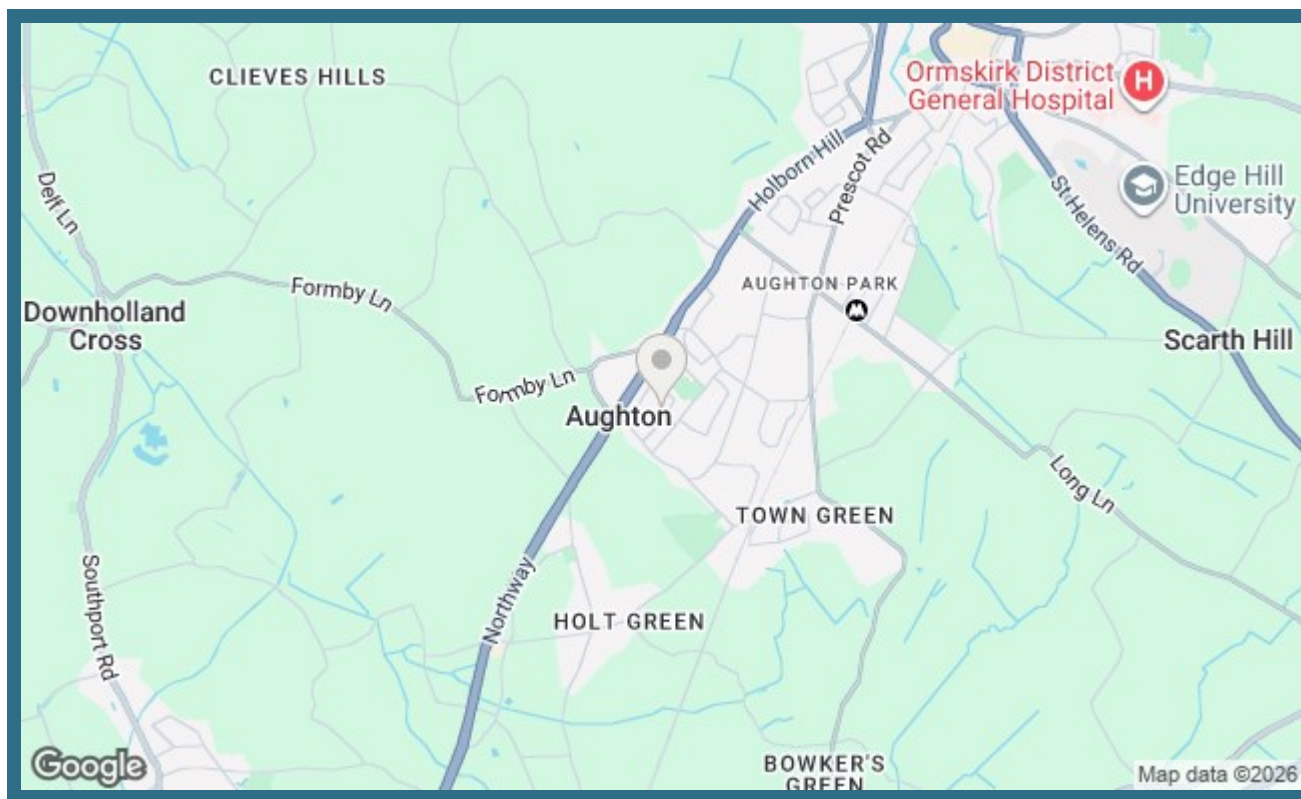
Vodafone - Good outdoor, variable in-home.

O2, Three, EE - Good outdoor (Ofcom).

### CONSTRUCTION

Standard.

### 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  
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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.  
Made with Intergo 1/2025

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		
	74	80
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	



