

43 Delph Park Avenue, Aughton

Ormskirk

In Excess of £350,000

Situated in a highly sought-after location, this impressive extended four-bedroom semi-detached home offers generous and versatile accommodation throughout, making it an ideal choice for growing families. The ground floor comprises a welcoming porch and entrance hall, spacious lounge, separate study/reception room, additional family room, and a superb open-plan kitchen and dining area, creating a fantastic hub for modern family life and entertaining. To the first floor are four well-proportioned bedrooms and a family bathroom, providing ample space for the whole family. Externally, the property benefits from a private driveway providing off-road parking and an enclosed rear garden, offering a secure and private outdoor space for relaxing and entertaining. Combining spacious accommodation with a desirable location, this fantastic family home offers plenty of versatility and is one not to be missed.

Council Tax band: D

Tenure: Freehold

- Extended Semi Detached
- Three Reception Rooms
- Four Bedrooms
- Enclosed Rear Garden
- Private Driveway
- Sought After Location
- FREEHOLD



Entrance

Front door into porch with door into hallway. Doors leading into study and lounge with stairs leading to 1st floor.

Lounge

11' 10" x 21' 9" (3.60m x 6.62m)

Window to front with feature fireplace, understairs storage and doors leading into dining kitchen and family room.

Family Room

13' 0" x 8' 3" (3.96m x 2.52m)

French doors leading into rear garden. Laminate flooring.

Kitchen Dining

13' 7" x 8' 8" (4.15m x 2.64m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor hood built over and built in electric oven. Plumber in for washing machine and dishwasher. Integrated fridge, undercounter. Tiled flooring, door to rear and open plan into dining area with French doors leading into rear garden. Additional measurement for dining room – 3.19 X 1.74

Study

13' 3" x 7' 9" (4.03m x 2.35m)

Window to front. Currently used as an office but could easily be reception/bedroom.

Landing

Doors leading to four bedrooms and bathroom. Over stairs storage.

Bedroom One

12' 7" x 8' 8" (3.84m x 2.65m)

Window to rear.



Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Window to rear and built in storage.

Bedroom Three

11' 3" x 8' 9" (3.42m x 2.67m)

Window to front. Built in wardrobe with sliding mirrored doors.

Bedroom Four

8' 0" x 6' 0" (2.43m x 1.83m)

Window to front.

Bathroom

5' 11" x 5' 7" (1.80m x 1.71m)

Three piece suit comprising corner shower cubicle, vanity wash hand basin and low level WC. Heated towel rail, fully tiled walls and window to rear. Loft access.

Rear Garden

Enclosed rear garden with patio area and steps leading up to raised lawn and rear patio area. Wooden shed to rear and water supply on external wall. Gate to side leading to front driveway.

DRIVEWAY

2 Parking Spaces

Private driveway to front with spaces up to 2 cars.











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