Ian Anthony

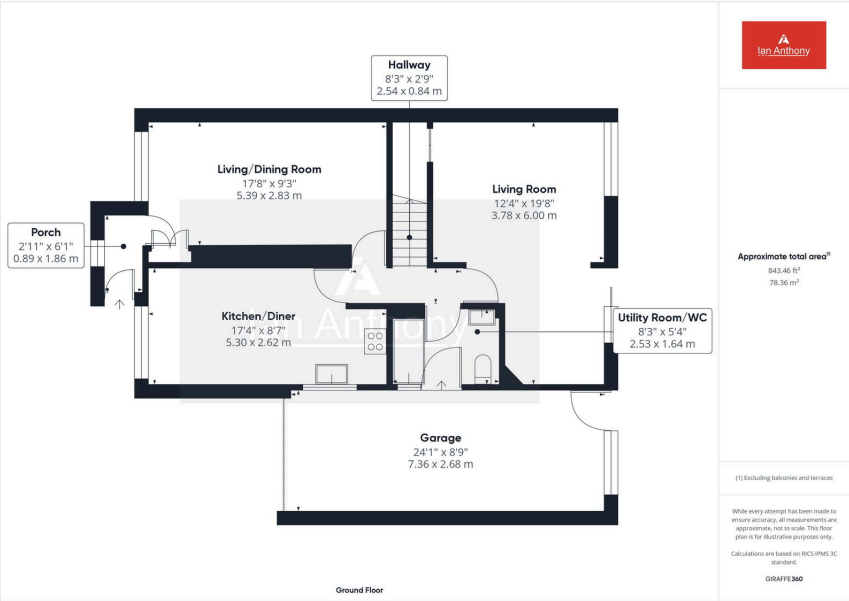
The Estate Agents

Delph Park Avenue, Aughton, L39 5DG

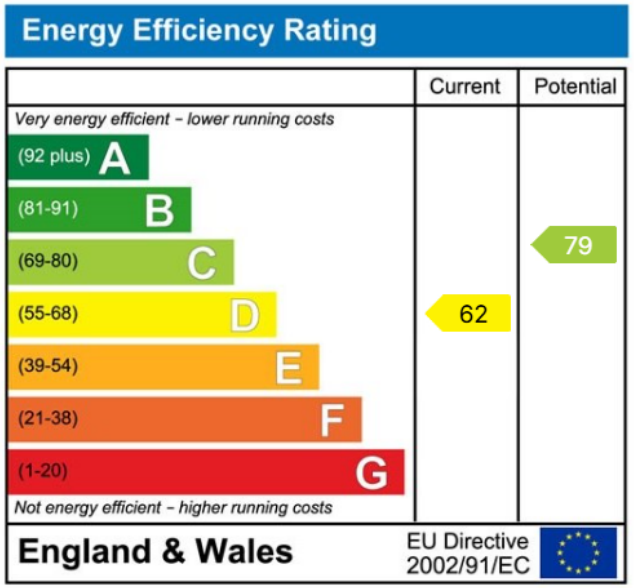
Guide Price £350,000

4 2 2

- FOUR BEDROOMS
- CATCHMENT AREA FOR GREAT SCHOOLS
- LINK DETACHED
- TRAIN STATION NEARBY
- DRIVEWAY
- DESIRABLE AUGHTON LOCATION
- WALKING DISTANCE TO ST MICHAELS PRIMARY SCHOOL
- SOUTH FACING GARDEN
- GARAGE
- TWO RECEPTION ROOMS



Situated in a highly desirable location, this four-bedroom link-detached property on Delph Park Avenue is the perfect choice for families. With a park nearby for outdoor activities, walking distance to St Michael's Primary School, and excellent transport links via a local train station with direct routes to Liverpool city centre and Ormskirk, this home offers both convenience and an enviable lifestyle. The property welcomes you through an entrance hall, leading to a versatile reception room that can serve as a dining room or an additional living space. The hallway guides you to a well-appointed kitchen, a convenient downstairs bathroom, and access to a spacious living room featuring sliding doors that open onto the private, south-facing garden. The ground floor also provides internal access to the garage, which is fully equipped with electricity and water, offering excellent potential for storage or additional utility use.



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