



**BRIGHOUSE**  
**WOLFF**

**4 Rosehill Mansions, Rosehill Drive, Aughton, Lancashire L39 5AA**  
**£170,000**



A well presented 2 Bedroom first floor apartment which is situated in a small and exclusive development of six executive apartments.

The property is set just off the tree lined and sought after Prescott Road, Aughton and therefore presents a fabulous purchase opportunity.

The accommodation which is well presented, modern and light throughout briefly comprises: Communal hallway, entrance hallway, lounge, modern fitted kitchen, two bedrooms & modern four piece bathroom suite.

To the exterior are well maintained communal gardens and off road development parking. The apartment is within walking distance of Aughton Park rail station which along with the nearby A59 provides excellent transport links.

Aughton Village amenities are situated locally whilst Ormskirk town centre with its variety of shops, supermarkets, restaurants and twice weekly markets is also within a short drive or brisk walk.

Edge Hill University & Ormskirk Hospital are also conveniently situated, whilst further benefits include but are not limited to gas central heating & double glazing.

Please contact Brighthouse Wolff today on 01695 580801 to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL HALLWAY

Security Intercom access system.

The communal hallway is accessed via a covered area on the side elevation of the development.

### FIRST FLOOR

#### APARTMENT 4

#### ENTRANCE HALLWAY

A timber & glass panelled entrance door provides access into a light hallway which in turn leads to all accommodation. Access to boarded offt.

#### LOUNGE

13'10" x 13'7" (4.23 x 4.16)

2 x Upvc double glazed windows, laminate flooring, tv point, coved ceiling, radiator panel & ceiling lighting.

#### MODERN FITTED KITCHEN

10'9" x 7'0" (3.30 x 2.15)

Fitted with a modern and comprehensive range of wall and base units with part tiled walls and contrasting work surfaces. Integrated gas hob, electric oven, sink and drainer unit, plumbing for washing machine, laminate flooring, double glazed window.

#### BEDROOM 1

13'7" x 10'4" (4.16 x 3.15)

Upvc double glazed window, Floor to ceiling fitted wardrobe, laminate flooring, coved ceiling, radiator panel & ceiling lighting.

## BEDROOM 2

10'9" x 8'0" (3.30 x 2.46)

Upvc double glazed windows, laminate flooring, tv point, coved ceiling, radiator panel & ceiling lighting.

## MODERN BATHROOM SUITE

8'11" x 6'10" (2.72 x 2.10)

A modern white 4 piece bathroom/shower suite comprising panelled bath, corner shower cubicle with overhead shower and screens, low level WC, wash basin, tiled elevations, ceiling light point, double glazed frosted window.

## COMMUNAL GARDENS & PARKING

The exterior elements of the property have well maintained and stocked communal garden areas - the majority of which are laid to lawn - and patio/seating area's. The car park to the rear of the property is for the private usage of residents.

## MATERIAL INFORMATION

We have been advised by the vendors that the management charge is £70 per month.

## TENURE

LEASEHOLD

DATE: 15 January 1987

TERM: 999 Years from 25 June 1986

RENT: A Peppercorn

## COUNCIL TAX

West Lancs Council. 2025/26

Band: C

Charge: £2102.47

## MOBILE AND BROADBAND

Broadband: Ultrafast Highest available download speed: 1800 Mbps.

Highest available upload speed: 220 Mbps.

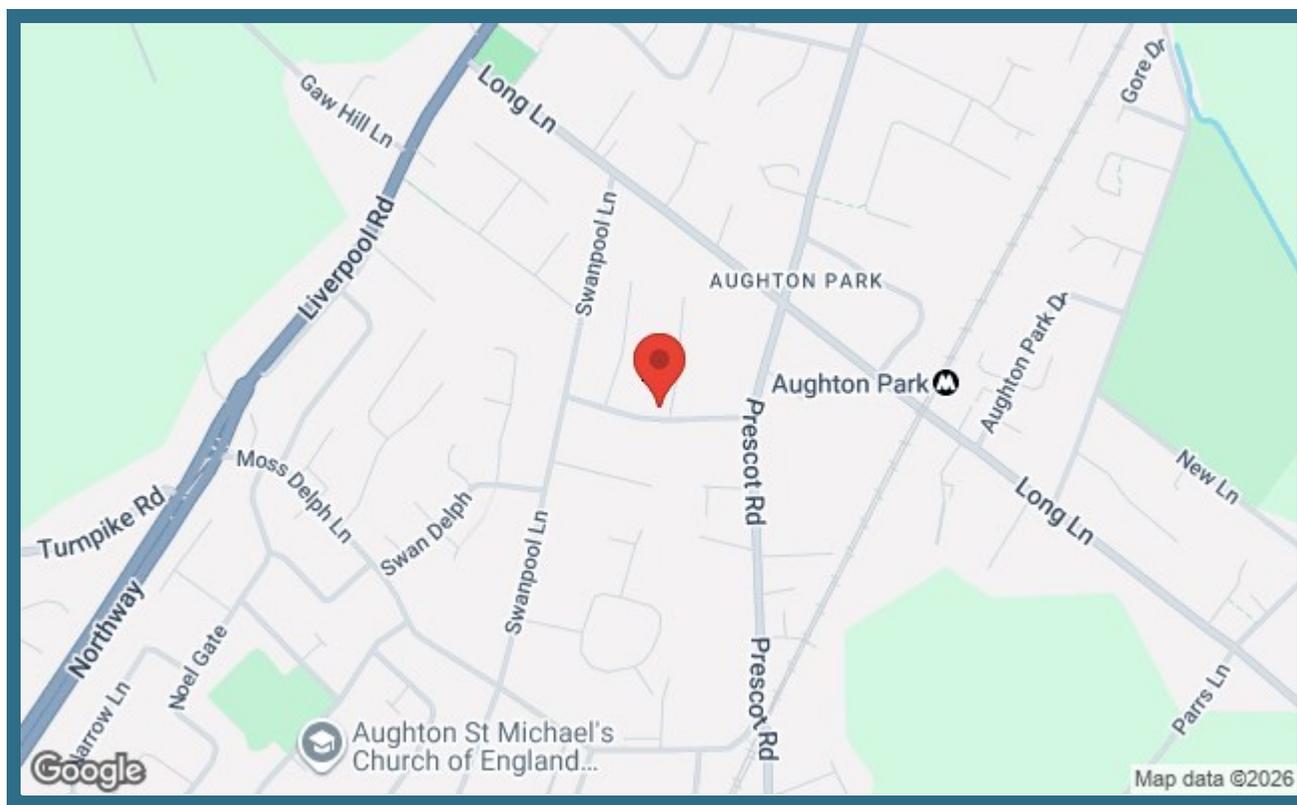
Mobile Signal - Good outdoor & in-home.

(Ofcom website)

## CONSTRUCTION

Standard: Brick with pitched roof.

## 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  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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