



# Ian Anthony

The Estate Agents

Liverpool Road, Aughton L39 3LW

Guide Price £325,000

4 1 1



- Four generous bedrooms
- Sought after location
- Spacious main lounge
- Excellent transport links
- Open plan living
- Modern family bathroom
- Garage and gardens
- Strong family appeal





This attractive four-bedroom semi-detached home in sought-after Aughton offers spacious, versatile accommodation ideal for family living. A bright main lounge and welcoming hallway lead through to a large open-plan kitchen, dining and family area, perfect for modern lifestyles and entertaining, with excellent scope for personalisation.

Upstairs are four well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a single garage and gardens with landscaping potential. Well located for local amenities, schools and transport links, this home presents an excellent opportunity to create a bespoke family residence.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthoniestates.co.uk](mailto:enquiries@iananthoniestates.co.uk) <https://www.iananthoniestates.co.uk>