

Noel Gate, Aughton

Ormskirk

Offers Over £400,000

108 Noel Gate

Aughton, Ormskirk

Spacious detached family home in Ormskirk with 4 double bedrooms, 3 receptions, gardens, garage and flexible layout. Close to schools, amenities and transport. Ideal for growing families.

Council Tax band: E

Tenure: Freehold

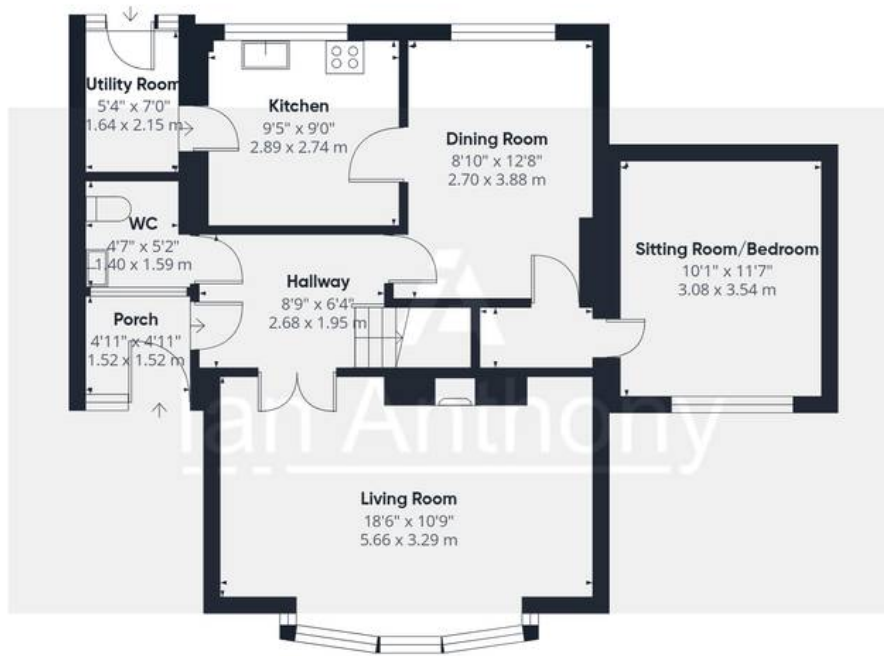
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home in a sought-after Ormskirk location
- Four generous double bedrooms to the first floor
- Versatile additional reception room/fifth bedroom
- Spacious lounge with large window and feature fireplace
- Separate dining room overlooking the rear garden
- Fitted kitchen with adjoining utility room
- Ground floor WC, family bathroom and attached garage
- Attractive front and rear gardens offering excellent outdoor space





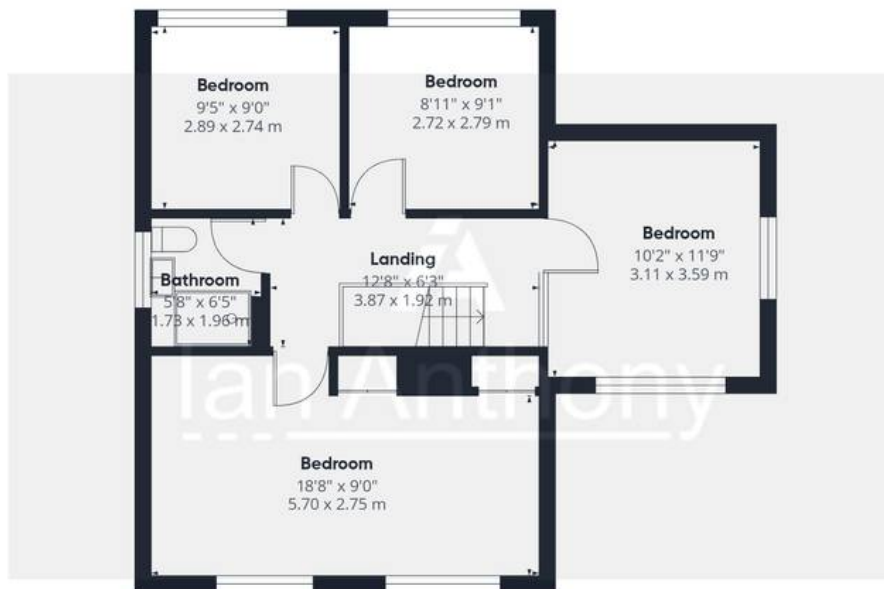


Ground Floor

Approximate total area⁽¹⁾

1307 ft²

121.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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