



11 Cygnet Close, Aughton

Ormskirk

In Excess of £600,000

# 11 Cygnet Close

Aughton, Ormskirk

Exceptional four-bedroom detached home in Aughton with double garage, spacious living areas, landscaped gardens, modern kitchen, en-suite, ample storage, and prime cul-de-sac location. Council Tax band: E

Tenure: Freehold

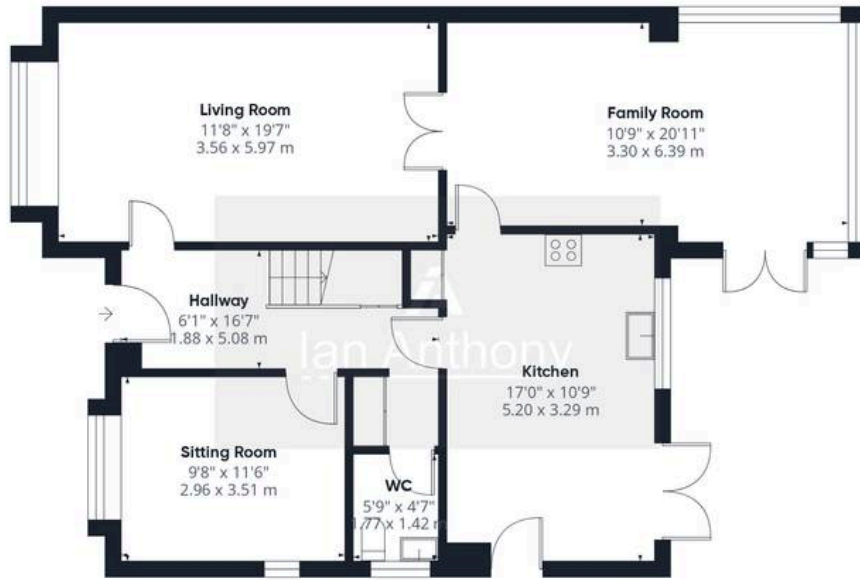
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

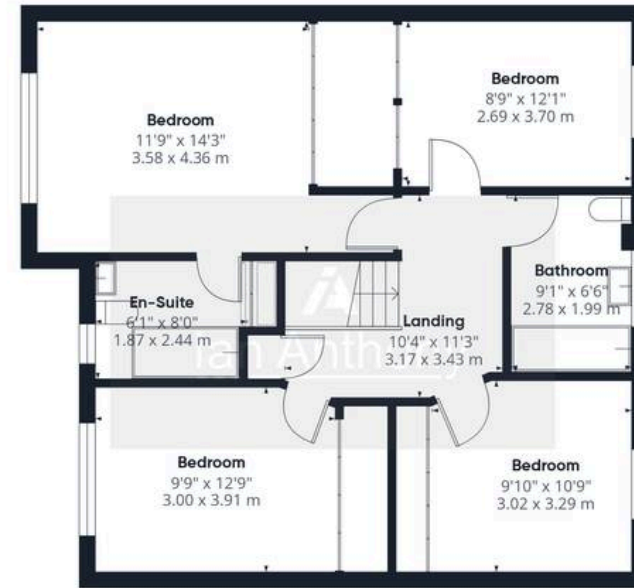
- Highly sought-after Aughton location
- Four-bedroom detached family home
- Large family room with garden access
- Contemporary fitted kitchen with quartz worktops
- Detached double garage and extensive driveway
- Landscaped gardens with decking and patio areas
- Beautifully presented throughout







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2007 ft<sup>2</sup>  
186.6 m<sup>2</sup>

(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.

GIRAFFE360



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