



41 Noel Gate, Aughton

Ormskirk

Guide Price £370,000

# 41 Noel Gate

Aughton, Ormskirk

Extended three-bedroom semi-detached home in sought-after Noel Gate. Stylish interiors, family room, kitchen diner, utility, ample parking, garden with patio, and direct access to playing fields.

Council Tax band: C

Tenure: Freehold

- Extended three-bedroom semi-detached family home
- Superb position backing directly onto open playing fields
- Additional snug room ideal as a TV room, playroom, or quiet retreat
- Three well proportioned bedrooms







Ground Floor



Floor 1



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

1092 ft<sup>2</sup>

101.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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