



28 Whalley Drive, Ormskirk, L39 6RF

Offers Over £270,000

Berkeley Shaw Real Estate present for sale this three-bedroom semi-detached house in the popular residential area of Aughton.

The ground floor features a separate reception room with large windows, allowing good natural light. The open-plan kitchen provides dining space, natural light, and direct access to the garden, with the added benefit of a utility room. There is also a convenient downstairs WC. Upstairs, there are two double bedrooms and a single bedroom with built-in wardrobes, together with a second bathroom. Externally, the property includes a garden and a driveway, adding to its practicality for families.

The location offers access to local amenities in Aughton and nearby Ormskirk, including supermarkets, independent shops, cafés and everyday services. Families will find a range of primary and secondary schools in the wider area, along with local parks and green spaces.

For commuters, Aughton is served by Aughton Park and Town Green railway stations, both on the Merseyrail Northern Line. Services run towards Liverpool Central, with journey times typically around 35–40 minutes, and to Ormskirk in just a few minutes. Road connections provide access to surrounding towns and the wider motorway network by car.

Council tax is currently band C. This semi-detached house represents a good opportunity for families seeking a home to modernise in a location with public transport links and local amenities.

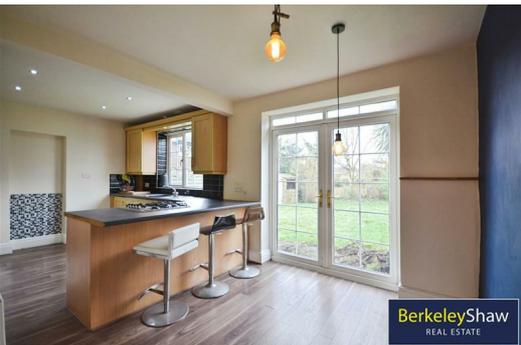


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

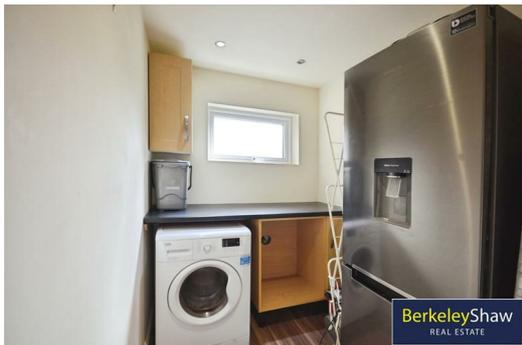
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



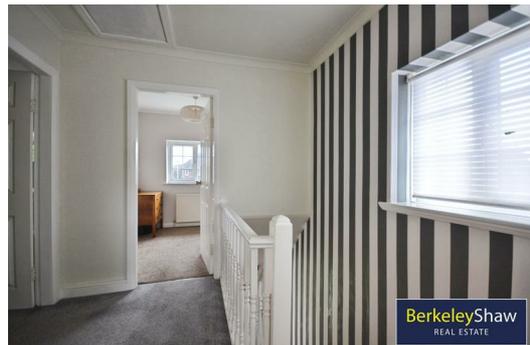
TOTAL FLOOR AREA: 703 sq ft (64.9 sq m) approx.
 *When energy ratings have been made to measure the size of the building's energy use, measurements of floor, window, ceiling and wall areas have not included the area of any external walls, balconies or verandas. We give a 10% allowance for any external walls and balconies and verandas. The energy ratings and associated energy use are based on the data provided to us by the building owner and are not guaranteed.



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