



BRIGHOUSE  
WOLFF

29 Noel Gate, Aughton, Lancashire L39 5EE  
£259,950



A well presented 3 Bedroom semi-detached family home, which is set in a much sought after location with no chain delay.

The property is situated upon ever popular Noel Gate, Aughton and therefore enjoys a desirable location whilst being ideally situated within ease of access of various local amenities. Aughton Park railway station, which provides excellent access into Liverpool City Centre is located within walking distance, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe.

Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars not to mention its bustling twice weekly markets is set within a short drive. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light, flexible and spacious layout briefly comprises; Entrance Porch, hallway, dining room, modern fitted kitchen and lounge room to the ground floor. To the first floor are 3 Bedrooms and modern Family Bathroom, whilst to the exterior of the property are private gardens to front and rear, with off-road drive and garage parking.

Further benefits include but are not limited to gas central heating and double glazing throughout.

Early viewing is essential to avoid the disappointment of missing out!

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

With double doors providing access through to all ground floor accommodation.

#### HALLWAY

Stairs lead to the first floor, Ceiling lighting.

#### LOUNGE

16'0" x 9'8" max (4.88 x 2.96 max)

With feature fire with marble effect hearth, inset and surround. Double glazed window and door leading into the gardens, radiator panel, tv point and ceiling lighting.

#### DINING ROOM

12'11" x 10'4" max (3.95 x 3.16 max)

Upvc double glazed window to side elevation. Radiator panel and ceiling light point. Access to Kitchen and double door access through to Lounge.

#### KITCHEN

8'11" x 6'7" (2.72 x 2.02)

Fitted with a modern range of wall and base units together with contrasting work surfaces and splash back tiling. Sink & drainer unit, electric hob, oven and extractor chimney, ceiling lighting, plumbing for washing machine, double glazed window.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

### BEDROOM 1

13'3" x 9'11" (4.06 x 3.03)

Double glazed window to the rear elevation, radiator panel and ceiling light point.

### BEDROOM 2

11'5" x 9'11" (3.49 x 3.03)

Double glazed window to the front elevation, radiator panel and ceiling light point.

### BEDROOM 3

10'0" x 6'2" (3.05 x 1.88)

Double glazed window to the rear elevation, radiator panel and ceiling light point.

### BATHROOM

5'11" x 5'8" (1.81 x 1.75)

Fitted with a 3 piece suite comprising panelled bath with overhead shower and shower screen, low level w.c. and pedestal wash hand basin. Part tiled elevations and tiled floor. Upvc double glazed frosted window.

### GARDENS & PARKING

The front garden is mainly laid to lawn with ornamental borders.

A driveway provides parking for several vehicles and leads to an attached garage with up-and-over door, window to the side and personal door to rear.

The rear gardens are fence and wall enclosed, mainly laid to lawn with flagged patio/seating area.

### MATERIAL INFORMATION

### TENURE

Freehold

### COUNCIL TAX

West Lancs. Council 2026/27.

Band: C

Charge: £2185.8

### MOBILE & BROADBAND

Broadband:

Ultrafast - Highest available download speed:10000 Mbps. Highest available upload speed: 10000 Mbps

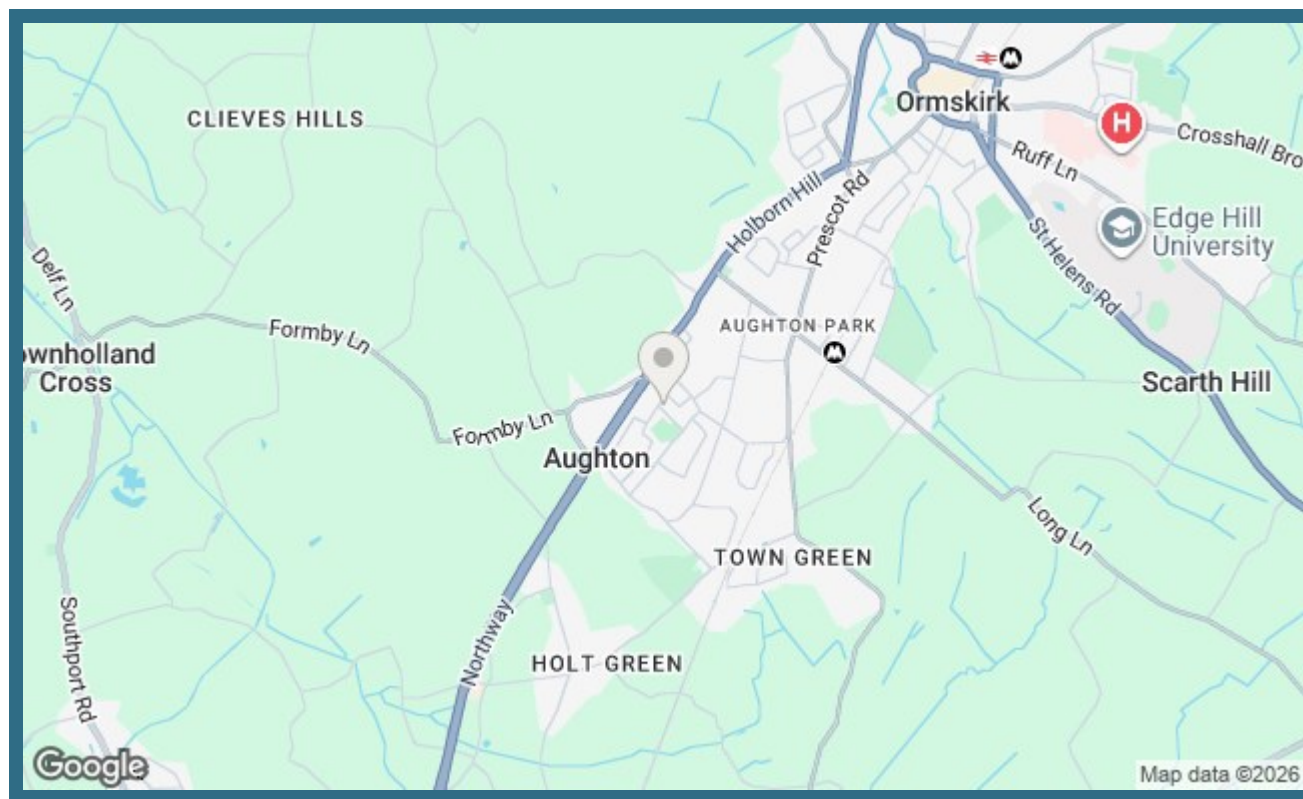
Mobile Signal:

Vodafone - Good outdoor, variable in-home.  
O2, Three, EE - Good outdoor (Ofcom).

### CONSTRUCTION

Standard

### VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
602 sq ft. (55.8 sq m.) approx.



1ST FLOOR  
443 sq ft. (41.1 sq m.) approx.



TOTAL FLOOR AREA: 1045 sq ft. (96.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	77
EU Directive 2002/91/EC		
England & Wales		

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



