

Ian Anthony

Ennerdale Drive, Aughton

Ormskirk

Offers Over £400,000

1 Ennerdale Drive

Aughton, Ormskirk

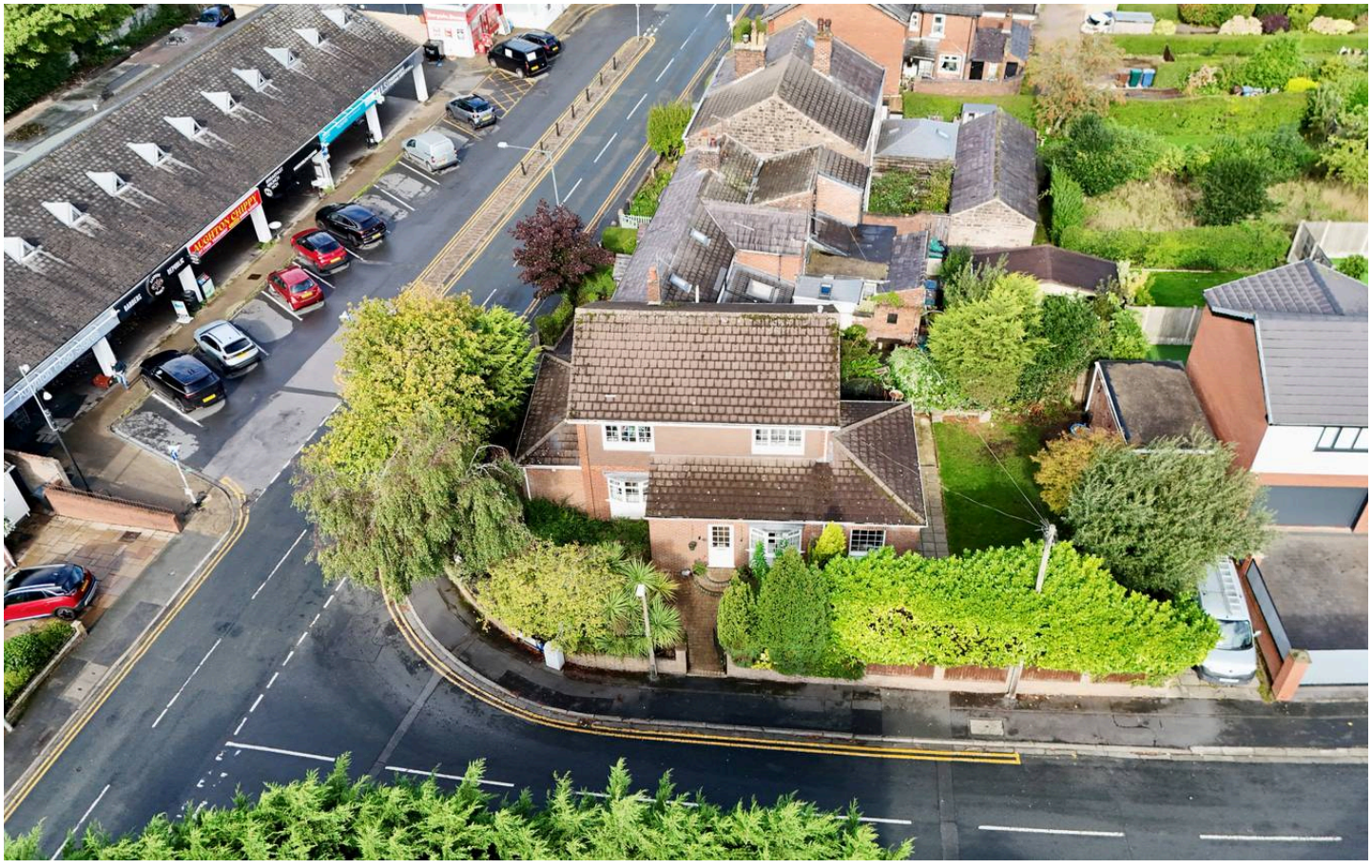
Spacious four-bedroom detached on a corner plot in Aughton, with wraparound gardens, parking, flexible living, ground-floor en-suite, garage and potential for an annexe or multi-generational living.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four-bedroom detached family home occupying a generous and highly desirable corner plot in sought-after Aughton
- Occupying an attractive corner plot
- Flexible layout with a ground-floor bedroom and en-suite, ideal for multi-generational living or annexe potential (subject to any required consents)
- Spacious lounge and dining area with feature fireplace and direct access to the rear garden
- Stylish fitted kitchen with white cabinetry, contrasting black worktops, range cooker and breakfast bar
- Practical utility area offering excellent laundry, storage and supplementary kitchen space
- Three first-floor bedrooms, including a principal bedroom with fitted wardrobes, plus a family bathroom
- Wraparound gardens, driveway parking, attached garage and two separate access points enhancing flexibility and future potential





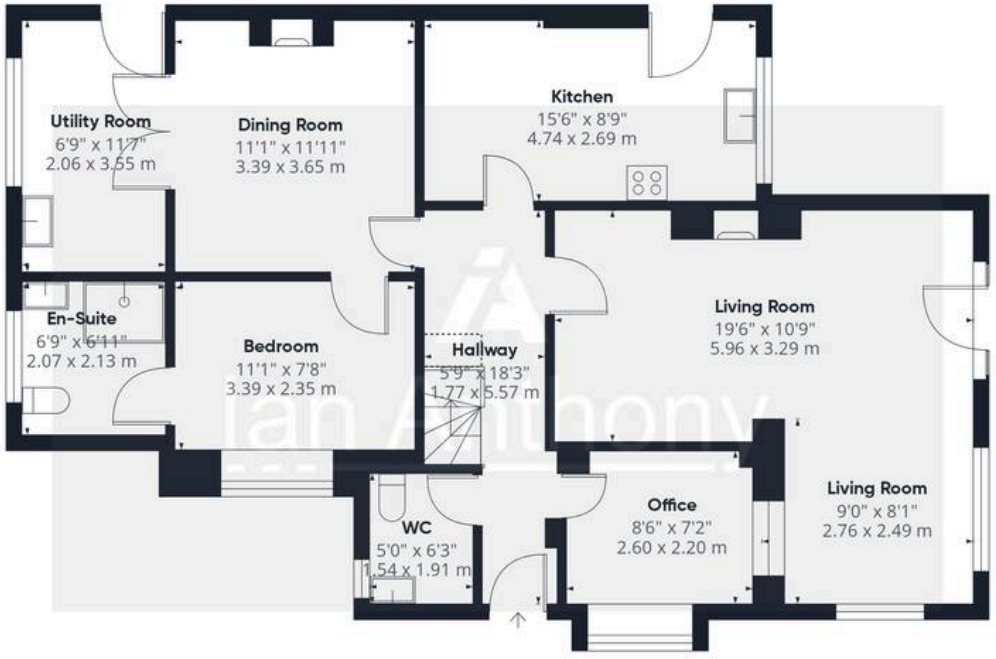




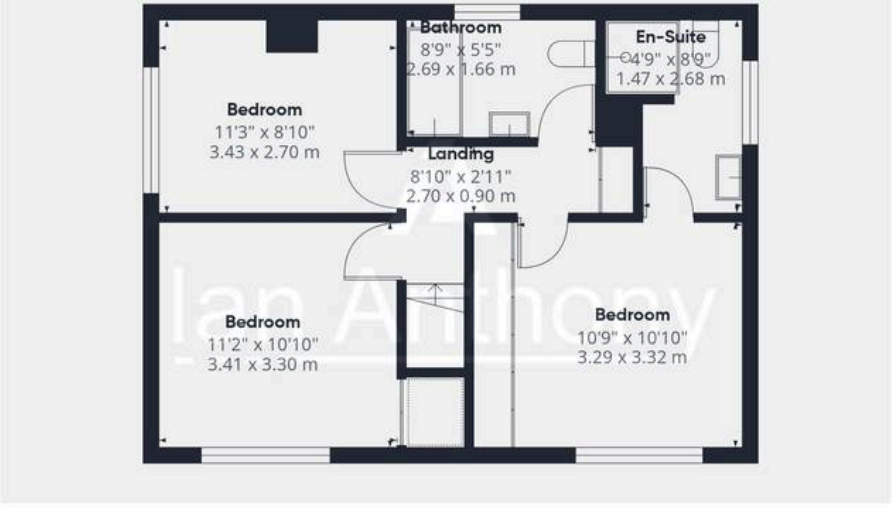








Ground Floor



Floor 1



Ian Anthony

Approximate total area(1)

1449 ft²

134.7 m²

Reduced headroom

4 ft²

0.4 m²

(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



IAN ANTHONY

5 Burscough Street, Ormskirk - L39 2EG

01695580888

enquiries@iananthonyestates.co.uk

iananthonyestates.co.uk/