

BRIGHOUSE WOLFF

8 Beaumont Crescent, Aughton, Lancashire L39 5QA

70% Shared ownership £192,500









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An immaculately presented 2 bedroom Semi-Detached over 55's Retirement Bungalow, represented by a 70% share of ownership.

The wider development is managed by Riverside Home Ownership and is dedicated age-exclusive housing designed for residents aged 55 and over.

The property which has no further chain delay is situated at the head of a quiet cul-de-sac just off Aughton Park Drive / Long Lane and therefore benefits from a much sought after location whilst also being set within close proximity of a wealth of amenities.

The accommodation which provides a light and flexible layout briefly comprises; Entrance hallway, lounge, modern dining kitchen, two bedrooms and modern bathroom suite. To the exterior are well maintained development patio/seating areas, pleasant gardens and off road parking.

Further benefits include no chain delay, gas central heating with combination boiler and double glazing.

The property is situated within easy access of a variety of local amenities, with nearby Aughton Park rail station providing direct access into Liverpool City centre. Further amenities with easy access include but are not limited to; supermarkets, Ormskirk town centre with it's bustling twice weekly markets, Edge Hill University, Ormskirk hospital and a wide variety of restaurants bistro's and bars to choose from.

The nearby A59 provides excellent road links into Liverpool and the wider Lancashire area, whilst the M58 Motorway is accessed at nearby Bickerstaffe.

As we envisage high levels of interest from the outset, please call Brighouse Wolff today on 01695 580801 to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY
A composite front door provides the principal access into the property, celling lighting, access into all accommodation.

LOUNGE
13'10" x 11'3" (4.24 x 3.45)
Upvc double glazed windows to the front & side, living flame effect electric fire set in feature fire place, radiator panel, coved ceiling, ceiling lighting and television point.

DINING KITCHEN
11'3" x 11'1" (3.45 x 3.40)
Fitted with a modern and comprehensive range of wall and base units together with contrasting worktops and splash back tiling, gas hob, electric oven, extractor hood, integrated fridge & freezer and stainless steel sink and drainer unit. Plumbing for washing machine, double glazed windows to the side and rear, coved ceiling and ceiling lighting.

BEDROOM 1
12'2" max x 9'8" (3.72 max x 2.97)
With Upvc double glazed window to the rear elevation, radiator panel, built in wardrobes and ceiling light point.

BEDROOM 2
12'1" x 8'0" (3.70 x 2.46)
With Upvc double glazed window to the front elevation, radiator panel, built in wardrobe/storage and ceiling light point.

BATHROOM
6'10" x 6'5" (2.10 x 1.97)
Fitted with a modern, white 3 piece suite comprising panelled bath with overhead shower and shower screens, low level w.c. and wash basin. Part tiled elevations, stainless steel heated towel rail, ceiling lighting, double glazed frosted window.

EXTERIOR
The garden areas although strictly communal, are very well maintained throughout and provide excellent outdoor living space

Although again communal, off road parking is provided by a driveway to the front and side of the property, with gates to the side of the main accommodation providing secure access and leading to the rear gardens.

Located directly to the side of the property is a flagged patio/seating area with ornamental pagoda and well kept flower and shrub borders along with a garden storage shed.

MATERIAL INFORMATION

TENURE
LEASEHOLD.

SHORT PARTICULARS OF THE LEASE
DATE: 21 March 2013.
TERM: 99 Years from 21 March 2013.
PARTIES: Riverside Group Ltd & owners.

COUNCIL TAX
West Lancs. Council 2026/27

Band: C
Charge: £2185.8

(From Council website)

DEVELOPMENT INFORMATION
Beaumont Crescent in Aughton, Lancashire, is known as Aughton Park.

Managed by Riverside Home Ownership, it is a dedicated age-exclusive housing development designed for residents aged 55 and over.

Properties operate under a Shared Ownership (Leasehold Scheme) model. Buyers typically purchase a 70% share, with no rent payable on the remaining 30% "silent" share retained by Riverside (though a monthly service charge applies).

CURRENT SERVICE CHARGE
As of September 2026, we are informed the current service charge is; £107.18 per month.

MOBILE & BROADBAND
Broadband:

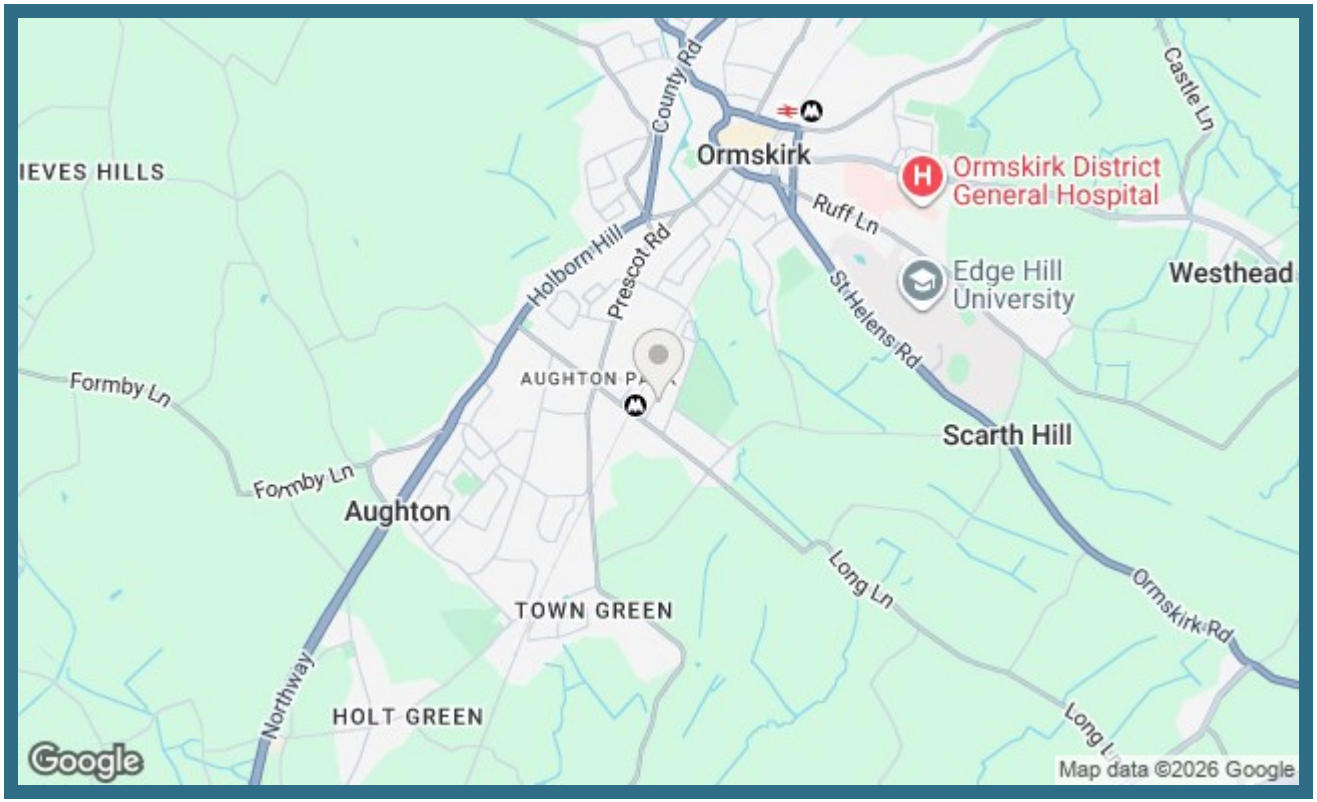
Ultrafast - Highest Available download speed: 10000 Mbps. Highest Available upload speed: 10000 Mbps.

Mobile Signal:

O2, Three & Vodaphone - Good outdoor & in-home. EE - Good outdoor, variable in-home.

(All information from Ofcom website).

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.

BRIGHOUSE WOLFF

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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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