



Ian Anthony
The Estate Agents

Rothwell Drive, Aughton, Ormskirk

Guide Price £210,000

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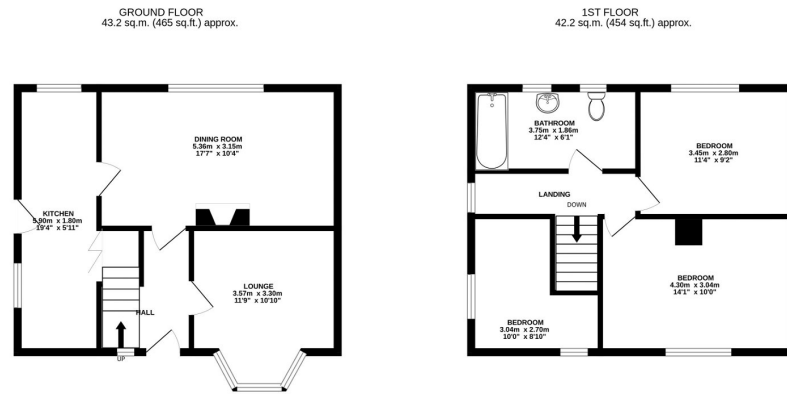
- END TERRACED PROPERTY
- SEPARATE SITTING ROOM
- THREE BEDROOMS
- FRONT & REAR GARDENS
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- POPULAR RESIDENTIAL LOCATION



NO UPWARD CHAIN!!!

PERFECT DEVELOPMENT/EXTENSION OPPORTUNITIES!!!

This end terrace three bed property with excellent public transport and road links situated within the popular residential development of Rothwell Drive. In brief the ground floor accommodation comprises a sitting room, living room and kitchen. To the first floor three bedrooms and a family bathroom. Outside a tiered front garden leading to the front door with established shrubbery, gravel trap and block paving. To the rear a large block paved and gravel garden. Early viewings are recommended to see what this property has to offer.



TOTAL FLOOR AREA: 85.4 sq.m. (919 sq.ft.) 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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