



**Ian Anthony**  
The Estate Agents

St. Michael Road, Aughton, Ormskirk

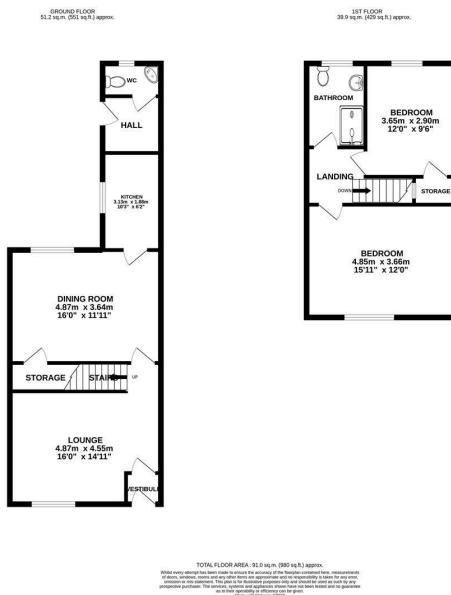
Guide Price £225,000

2 2 2



- SEMI DETACHED COTTAGE
- LIVING ROOM, DINING ROOM
- KITCHEN, UTILITY AREA, CLOAKROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- COURTYARD GARDEN TO REAR
- POPULAR RESIDENTIAL LOCATION
- NO UPWARD CHAIN!

**NO UPWARD CHAIN!** Charming semi detached cottage set in a popular residential area convenient for local amenities. Modernisation is required and presents the ideal opportunity to transform this property to your own specification. Ground floor accommodation comprises a living room, dining room, kitchen, utility area and cloakroom. To the first floor there are two good sized bedrooms and a bathroom. Outside there is parking at the rear and a small courtyard garden. Viewing is essential to appreciate the accommodation on offer.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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