



# Ian Anthony

The Estate Agents



## 8 Aughton Park Drive, Aughton, Ormskirk

Guide Price £325,000

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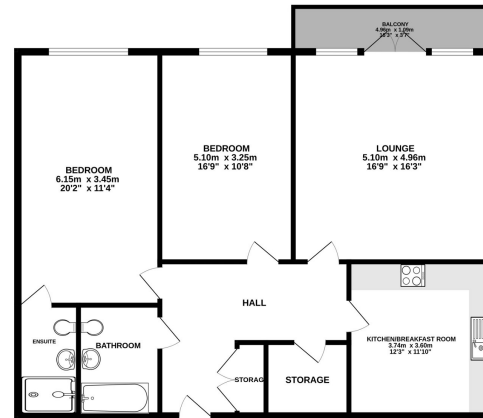


Located in the sought after and popular residential area of Aughton, a second floor apartment offering spacious and well presented accommodation suitable for all types of buyers. The property comprises of a living room, kitchen/diner, master bedroom with En-suite, further bedroom and bathroom. Ample storage in 2 large storage cupboards in the entrance hallway. The living room benefits from large patio doors creating access onto a private balcony. Outside there is a allocated parking spaces with visitor parking also available, gardens are communal and well established and maintained. Viewings are highly recommended to appreciate all the apartment can offer. The complex benefits from having spacious entrance ways with stair and lift access and each apartment has been created for easy access for those with mobility issues.

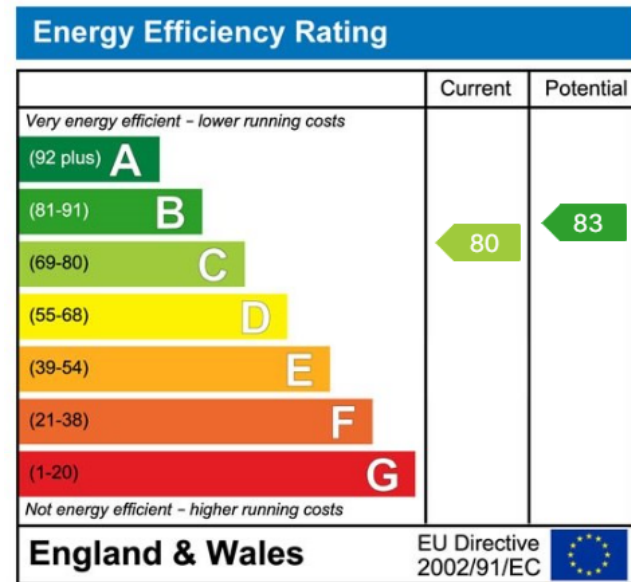




GROUND FLOOR  
102.9 sq.m. (1108 sq.ft.) approx.



TOTAL FLOOR AREA: 102.9 sq.m. (1108 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, areas, volumes, etc. are for general guidance only and do not constitute any part of the offer or contract. The purchaser is advised to verify the accuracy of the floor plan by inspection.



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.