



Ian Anthony
The Estate Agents

Aughton Park Drive, Aughton, Ormskirk, Lancashire, L39 5QE

Guide Price £485,000

 3  3  1



- DELIGHTFUL DETACHED RESIDENCE
- KITCHEN/DINER
- TWO FURTHER DOUBLE BEDROOMS
- GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION
- LIVING ROOM, CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- SECURE REAR PARKING
- CONVENIENT FOR LOCAL AMENITIES



A stunning detached residence providing superb spacious accommodation located in a highly regarded area convenient for Aughton Park station, local amenities, schools and within easy reach of the motorway network. Ground floor comprises of a lovely bright entrance hallway, downstairs cloakroom, spacious living room and a kitchen/diner. To the first floor there is a master bedroom with ensuite, two further double bedrooms and a family bathroom. Outside secure parking is accessed via the private gated Mount Carmel Gardens development along with easily maintained gardens to the front and rear aspect. The property is immaculately presented throughout and worthy of internal inspection.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		92
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.