



**Ian Anthony**  
The Estate Agents

Long Lane, Aughton, Ormskirk, L39 5BU

Guide Price £265,000

 4  1  3



- TERRACED HOUSE
- LIVING ROOM
- SITTING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- GARDEN TO THE REAR
- DRIVEWAY
- EXCELLENT LOCATION



Deceptively spacious mid terrace property situated within the popular residential location of Long Lane, Aughton convenient for local amenities and transport links. Ground floor accommodation comprises of a living room, sitting room, dining room and kitchen. Whilst to the first floor there are four bedrooms and a family bathroom. Externally there is a low maintenance front garden and an enclosed garden to the rear. Viewings are highly recommended to see what this property has to offer.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(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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