



Ian Anthony
The Estate Agents

Long Lane, Aughton

Guide Price £289,500

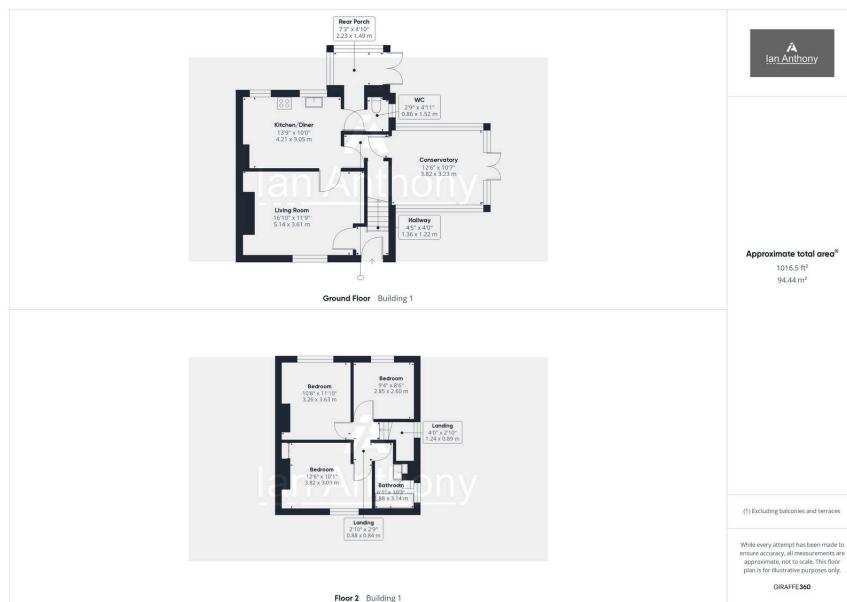
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- SEMI DETACHED
- PRIVATE REAR AND SIDE GARDENS
- LIVING ROOM
- KITCHEN/DINER
- SIZABLE CORNER PLOT
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY



We are delighted to bring to market this well-presented semi-detached property situated on an excellent corner plot in the ever-popular location of Long Lane, Aughton. This property benefits from its close proximity to excellent road and transport links, Michelin-starred restaurants, cafes, bars, and outstanding schools. The ground floor accommodation comprises a welcoming living room, a spacious kitchen/diner, a bright conservatory, a rear porch, and a convenient downstairs cloakroom. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property features a front garden with driveway parking for one car, along with generous gardens to the rear and side, providing ample outdoor space for relaxation and entertainment. Viewing is essential to appreciate the full potential and charm this property has to offer!



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		84
(81-91) B		65
(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.