



14 Crescent Green

Aughton , L39 5DR

Asking Price £415,000



Well presented three/four bedroom detached house situated in the popular residential location of Crescent Green, Aughton. The property briefly comprises of a living room, dining room, kitchen, conservatory and a WC / utility room. Whilst to the first floor there is a master bedroom with an en-suite, two further double bedrooms and a family bathroom. Lovely gardens to the front and rear with established hedges and bushes. Early viewing is highly recommended for this property.



ENCLOSED PORCH 3'0" x 5'4" (0.91m x 1.63m)

Double glazed UPVC door and window to side aspect.

DINING ROOM/ STUDY 17'7" x 12'8" (5.36m x 3.86m)

Two double glazed UPVC windows to front aspect. Lovely arched alcove feature, coved ceiling, wall and ceiling light points.

INNER HALLWAY 11'0" x 2'8" (3.35m x 0.81m)

Doors leading to:

KITCHEN/DINER 17'4" x 9'5" (5.28m x 2.87m)

Modern fitted kitchen with gloss wall and base units, quartz countertops and splashback over the sink and hob, 1 and 1/2 Tuscany sink and drainer with Reginox mixer tap. Integrated appliances include Zanussi double oven, fridge, freezer, dishwasher and extractor fan over belling ceramic electric hob . Cupboard housing glow-worm combi gas boiler. Slate grey tiled floors, dining area. Windows to front and side aspects.

UTILITY/WC 7'11" x 6'6" (2.41m x 1.98m)

UPVC window and door to side aspect, large sink and drainer with plumbing available for washing machine. Opening into an area with WC and window to side aspect.

LIVING ROOM / BEDROOM 4 12'1" x 19'7" (3.68m x 5.97m)

Window to rear aspect and French doors leading to rear decking area and garden. Feature brick fireplace and surround, coved ceiling with wall and ceiling light points. Could easily be converted into fourth bedroom if necessary.

CONSERVATORY/ STUDY 17'3" x 8'4" (5.26m x 2.54m)

Study leading to conservatory. UPVC framed conservatory with dwarf walls, tile floor. French doors leading to rear decking area.

STAIRS AND LANDING 5'9" x 12'9" (1.75m x 3.89m)

Window to side aspect.

BEDROOM ONE 12'1" x 12'6" (3.68m x 3.81m)

Window to rear aspect. Fitted wardrobes with sliding doors, door leading to en-Suite.

EN-SUITE 7'2" x 9'6" (2.18m x 2.90m)

Window to rear aspect. Part tiled walls and tile flooring with 3 piece suite comprising of corner shower cubicle with electric shower, wash basin and WC in vanity unit. Ample storage space in wall and base units.

BEDROOM TWO 10'9" x 11'0" (3.28m x 3.35m)

Window to front aspect, built in wardrobe in alcove.

BEDROOM THREE 13'7" x 9'5" (4.14m x 2.87m)

Windows to front and side aspect.

FAMILY BATHROOM 7'8" x 9'6" (2.34m x 2.90m)

Window to side aspect. Fully tiled walls and floor with 3 piece suite comprising of corner bath with mixer taps, shower attachment and overhead shower. Pedestal hand wash basin and low level WC.

DETACHED GARAGE

Separate garage, attached to neighbours with power and lighting.

OUTSIDE

FRONT ASPECT

Well-presented front garden with lawn area and established hedge borders. Paved driveway to the side and block paved driveway leading to separate garage and gate to side aspect.

REAR ASPECT

South facing rear garden with lawn and patio area as well as separate decking area. Established hedge borders and low level fencing on the back overlooking woodland area. Garden also features power point and outside tap.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

ENERGY PERFORMANCE RATING

The property's current energy rating is . It has the potential to be ,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band F

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

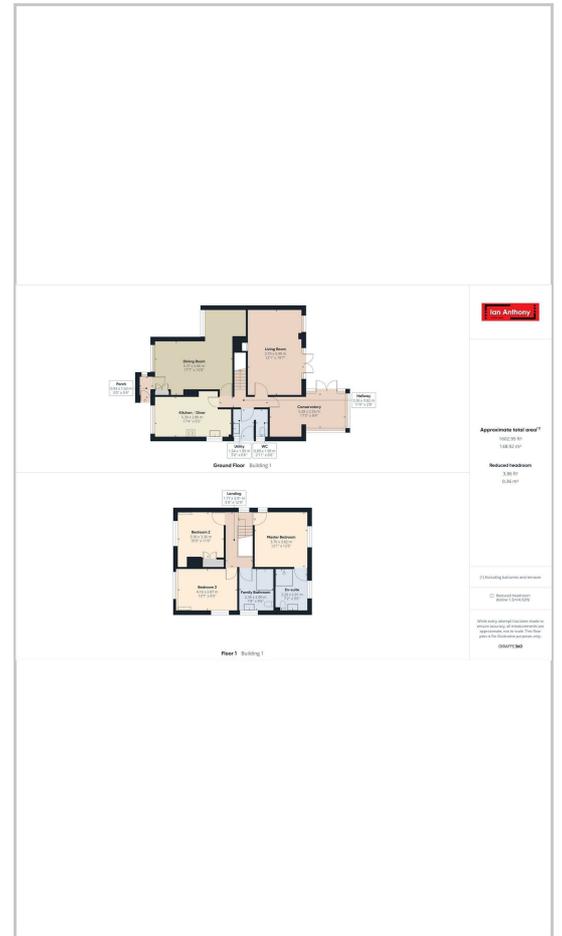
VIEWINGS

Viewing strictly by appointment through the Agents.

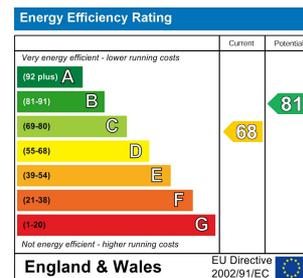
Area Map



Floor Plans



Energy Efficiency Graph



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.

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