



28 Delph Common Road

Aughton , L39 5DW

Offers In The Region Of £415,000



This well presented detached property is situated in a popular residential area of Aughton, accommodation comprises a living room, dining room, kitchen, study, cloakroom and conservatory. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there is a front garden and driveway leading to side gate and mature well established rear garden.



FRONT DOOR

UPVC door and glazed side panel to side aspect.

ENTRANCE HALL

Laminate floor, stairs to first floor.

LOUNGE 12'8" x 12'2" (3.86 x 3.7)

Patio doors to rear aspect, gas fire with decorative surround, understairs storage cupboard.

DINING ROOM 17'7" x 11'2" (5.36 x 3.4)

Window to front aspect, gas fire with marble surround, laminate floor.

STUDY 9'5" x 7'1" (2.87 x 2.16)

French doors to rear aspect, laminate floor, door to cloakroom.

CLOAKROOM

White suite comprising a WC, washbasin.

KITCHEN 17'8" x 9'5" (5.38 x 2.87)

Windows to front and side aspect, a range of fitted units, integrated electric oven, gas hob, fridge/freezer and dishwasher, plumbing and space for washing machine, part tiled walls wood floor.

CONSERVATORY

UPVC frame, tiled floor, doors to rear garden.

FIRST FLOOR

Landing window to side aspect.

BEDROOM ONE 15'5" x 12'5" (4.7 x 3.78)

Window to rear aspect, fitted wardrobes.

ENSUITE

Window to rear aspect, shower cubicle, WC, washbasin, tiled walls, tiled floor.

BEDROOM TWO 11'1" x 10'9" (3.38 x 3.28)

Window to front aspect, built-in wardrobes and dressing table, storage into eaves.

BEDROOM THREE 13'8" x 10'10" (4.17 x 3.3)

Window to front and side aspect, fitted wardrobes, storage into eaves.

BATHROOM

Window to side aspect, corner bath, washbasin, shower cubicle, WC, tiled walls, tiled floor, spotlights, loft access.

OUTSIDE

FRONT GARDEN

Lawn, shrub border, side gate to:

REAR GARDEN

Lawn.

ADDITIONAL INFORMATION

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

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

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.

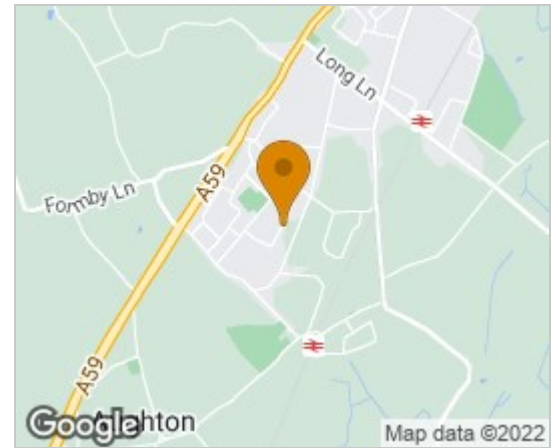
TENURE

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.

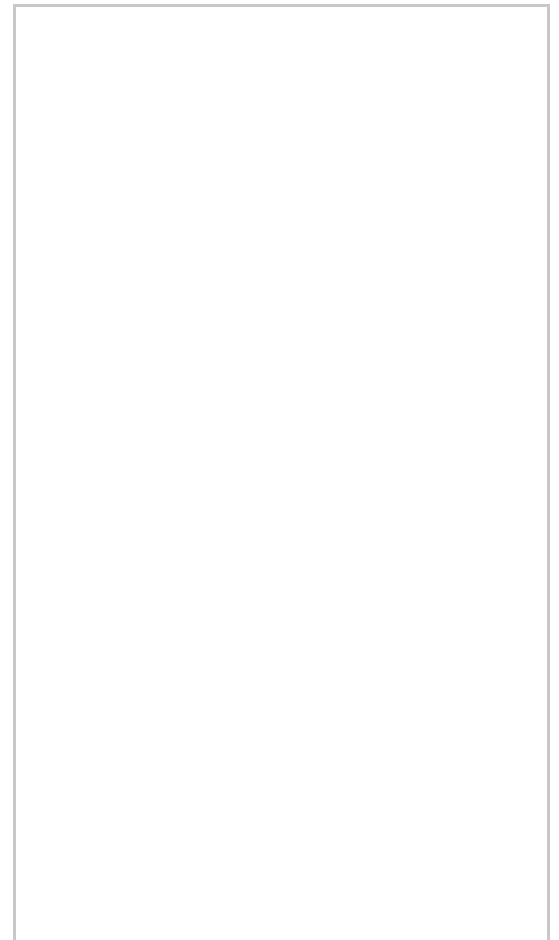
VIEWINGS

Viewing strictly by appointment through the Agents.

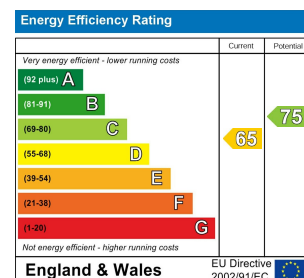
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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