



22 Beaumont Crescent

Aughton Ormskirk, L39 5QA

Asking Price £160,000



SHARED OWNERSHIP PROPERTY FOR THE OVER 55's. Semi-detached bungalow situated in a highly regarded area of Aughton Park Area. The accommodation briefly comprises an entrance hall, living room, kitchen/diner, two bedrooms and a bathroom. Externally the property offers attractively maintained gardens to both the front and rear. This property also benefits from off-road parking. To arrange a viewing please call Ian Anthony Estates on 01695 580 888.



DO YOU HAVE A
PROPERTY LIKE THIS?
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

01695 580888



ENTRANCE HALL 11'10 x 3'08 (3.61m x 1.12m)

Wooden front door into the property with ample storage options available within the entrance hall.

LIVING ROOM 13'06 x 10'10 (4.11m x 3.30m)

Window to the front aspect and an electric fireplace with wooden surround.

KITCHEN / DINER 11'05 x 10'09 (3.48m x 3.28m)

Windows to both the rear and side aspects. Matching wall and base kitchen units with an integrated electric oven, gas hob and an extractor hood overhead. Space and plumbing are also available for a washing machine, tumble dryer and a standing fridge/freezer. Part-tiled walls around kitchen worksurfaces and a wooden door leading out to the side aspect.

BEDROOM ONE 10'08 x 9'03 (3.25m x 2.82m)

Window to the rear aspect and fitted wardrobes with mirrored doors.

BEDROOM TWO 9'03 x 6'11 (2.82m x 2.11m)

Window to the front aspect and fitted wardrobes.

BATHROOM 6'10 x 6'02 (2.08m x 1.88m)

Window to the rear aspect. The bathroom comprises a bath with shower over, WC, pedestal hand wash basin and an extractor fan. Part-tiled walls.

OUTSIDE

FRONT ASPECT

Tarmac off-road parking and a small grass lawn.

REAR GARDEN

Lawn space with a dividing fence to the rear. Side access to the front aspect.

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 TBD.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C.

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.

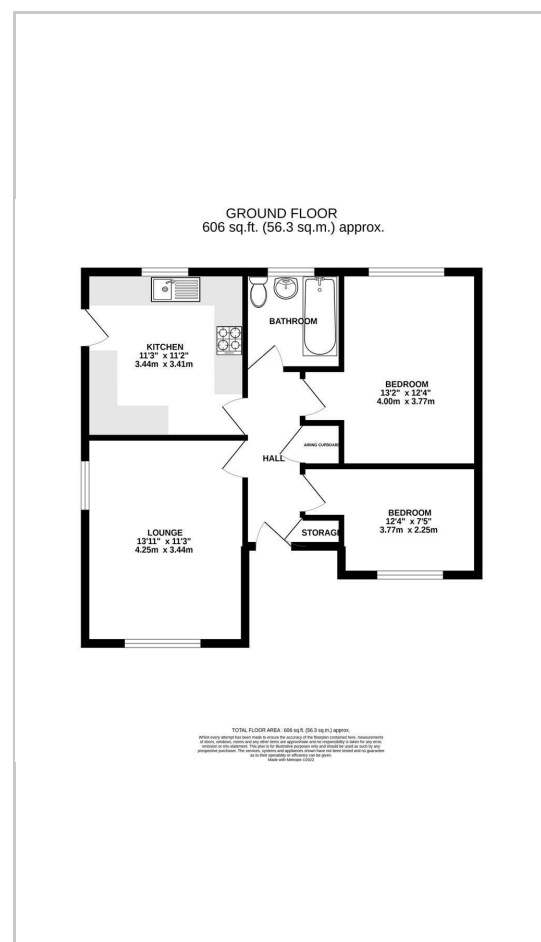
VIEWINGS

Viewing strictly by appointment through the Agents.

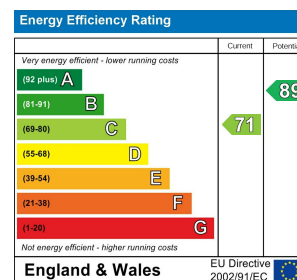
Area Map



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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