



5 Long Lane

Aughton, Lancashire, L39 5AS

Asking Price £235,000



Introducing Badger's Cottage: a newly renovated two bedroom mid-terrace cottage on Long Lane, Aughton. With its fresh décor and immaculate finish, this is an ideal purchase for first time buyers.

The home's tastefully styled lounge and dining room provide a fantastic entertainment space, complete with double doors that open out onto a smart decked courtyard. The property's breakfast kitchen has been fully updated with high specification appliances. Upstairs, there are two double bedrooms, both with fitted wardrobes, and a beautiful four piece bathroom suite with his and hers sinks. Outside there is a small front garden and an enclosed rear courtyard. Early viewing is recommended call Ian Anthony Estates 01695 580888



SUMMARY

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PORCH

Composite door, window to side aspect, tile floor, part glazed door to:

LOUNGE 12'11" x 12'1" (3.94 x 3.68)

Window to front aspect, decorative cast iron fireplace and surround, built-in feature cupboards and shelves.

DINING ROOM 13'7" x 12'11" (4.14 x 3.94)

French doors to rear aspect, Lancashire cast iron stove, built-in feature cupboards, stairs to first floor.

KITCHEN 21'0" x 6'0" (6.4 x 1.83)

A stunning newly fitted kitchen with a range of wall and base kitchen units, breakfast bar, composite sink and drainer, the new integrated appliances include range cook, extractor hood, washer/dryer, dishwasher and American style fridge. Three feature windows complement the innovatively designed layout. Door to rear courtyard..

LANDING

Galleried landing

BEDROOM ONE 12'4" x 11'4" (3.76 x 3.45)

Window to front aspect, built in wardrobes and decorative fireplace.

BEDROOM TWO 12'0" x 7'0" (3.66 x 2.13)

Window to rear aspect, built in wardrobes.

BATHROOM 12'4" x 6'0" (3.76 x 1.83)

Window to rear aspect, feature bath, walk-in shower, vanity unit with twin basins, WC.

OUTSIDE

FRONT

Pedestrian gate, decorative gravel.

REAR COURTYARD

A lovely outside area with decked sitting area, outside lighting, gate to rear right of way.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

ENERGY PERFORMANCE RATING

This property's current energy rating is 62D. It has the potential to be 89B.

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.

VIEWING

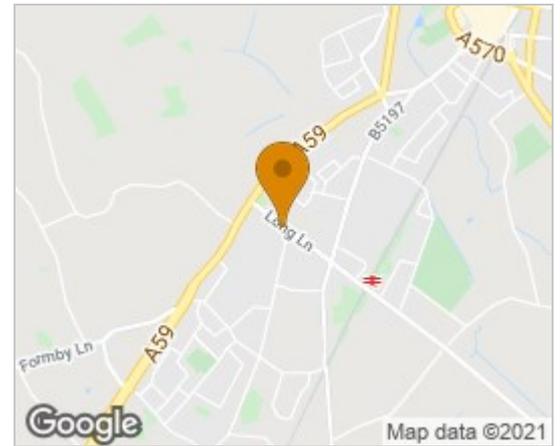
Viewing strictly by appointment through the Agents.

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.

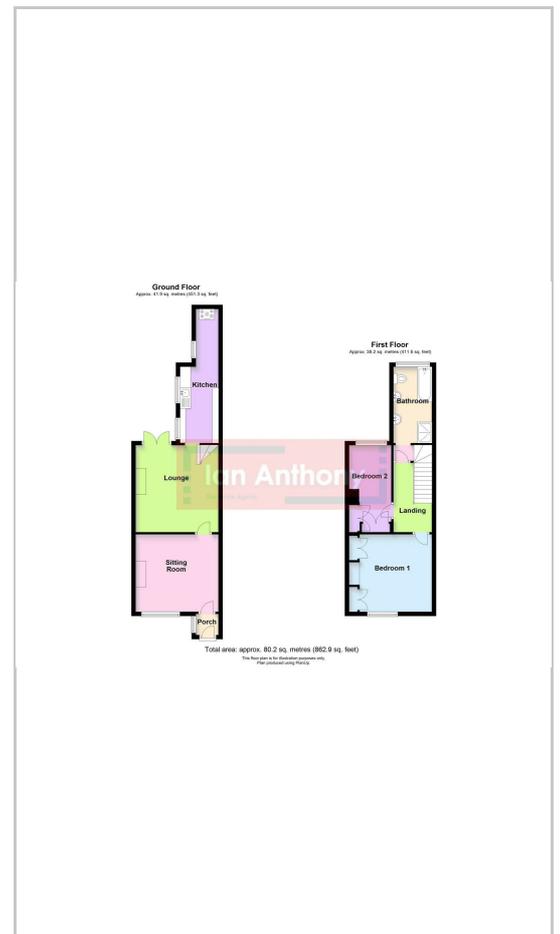
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Area Map



Floor Plans



Energy Efficiency Graph

