



Ian Anthony

The Estate Agents

COACH HOUSE, GRANVILLE PARK, AUGHTON

Offers Over £475,000

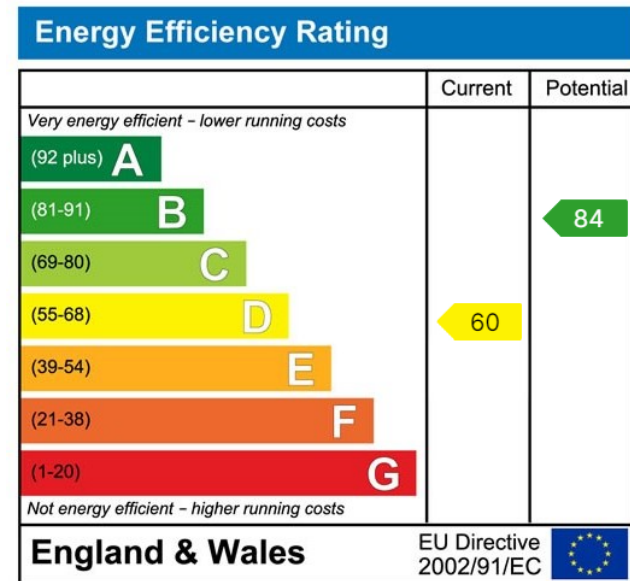
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- TRULY DETACHED PROPERTY
- SUBSTANTIAL FRONT GARDEN
- CLOSE TO TRANSPORT LINKS
- IDYLIC LOCATION
- INVESTMENT OPPORTUNITY • PLANNING PERMISSION

PLANNING PERMISSION GRANTED

This delightful property situated within Granville Park on a spacious plot in one of the most sought after locations in Aughton. With close proximity to excellent transport links, local shops, bars, coffee shops and three Michelin star restaurants. Within walking distance of Town Green infant/junior school and St Michaels Primary with good access to local road networks. The property comes with Planning Permission for conversion including two storey and double storey extension to existing two storey outbuilding to form new dwelling, provision of new vehicular/pedestrian access and driveway (more information can be provided upon request). The accommodation briefly comprises of entrance hall, living room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside



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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