

Ian Anthony The Estate Agents

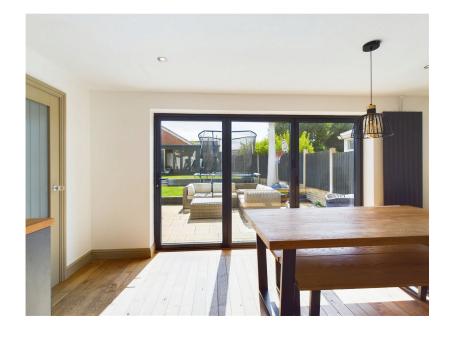
Cherry Tree Lane, Aughton, Ormskirk, L39 5EH

Offers Over £299,950







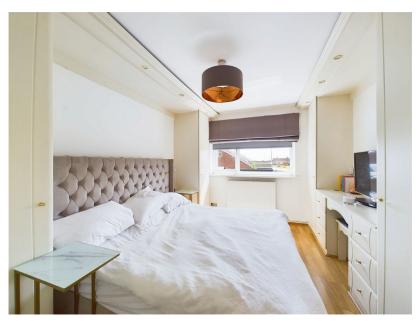


- SEMI DETACHED PROPERTY LIVING ROOM
- DINING ROOM •
- KITCHEN / DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION





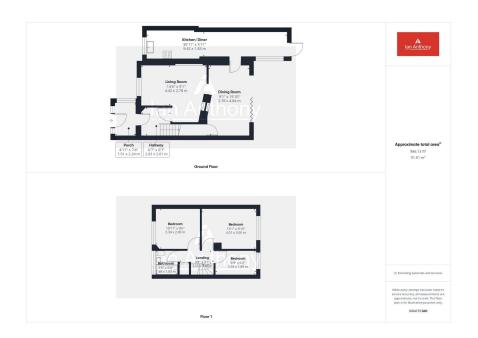




This semi-detached three-bedroom property is situated in a popular residential location, convenient for all local amenities. The accommodation briefly comprises a spacious living room, a dining room, a well-appointed kitchen, and a cloakroom on the ground floor. On the first floor, there are three bedrooms and a family bathroom, providing ample space for a growing family.

Outside, the property features a pressed concrete driveway and a rear garden, perfect for outdoor activities and relaxation. Located in the sought-after area of Aughton, the property is within walking distance of good schools and local shops.

Early viewing is highly recommended to fully appreciate the potential this property offers to its future owner.





	Current	Potentia
Very energy efficient - lower running costs (92 plus)	57	
(81-91) B		_
(69-80) C		77
(55-68)		
(39-54)		
(21-38)		
(1-20) C		
Not energy efficient - higher running costs	_	

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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