



nswproperties

QUARRY DRIVE, AUGHTON, L39 5BG

ASKING PRICE: £380,000

Quarry Drive, Aughton

NSW Properties are pleased to present this three bedroomed detached bungalow in the sought after area Aughton. The property sits within the Granville Park Conservation area on a private road and is perfectly located as the home offers a real escape in a quiet and peaceful location, yet is still within easy reach of Aughton, and Ormskirk's local amenities such as shops and schools as well as the areas train stations and major motorway networks.

Upon entry the viewer will be greeted with a welcoming entrance porch, a perfect area for storing shoes and coats. This then leads through into the internal hallway from which each room emanates. The living room with attractive, electric feature fire set in a marble surround has double doors opening out into a large conservatory to the rear of the property with windows allowing plenty of natural light to fill both rooms. Further double doors from the lounge provide access into the dining room, a perfect space for hosting dinner parties. Access off the hallway can also be gained into the dining room. From the hallway an open archway gives access to the modern fitted kitchen/diner which also provides access out onto the rear garden. The kitchen has a range of wall and base units with contrasting work surface and tiled splashback. Integrated appliances include gas hob, chimney style extractor over, double oven/grill as well as an attractive breakfast seating area. Continuing through though into the privates areas, the generously proportioned master bedroom has the benefit of fitted wardrobes. An open archway leads into a convenient dressing room area comprising of a vanity unit with dressing table and inset sink unit as well as fitted wardrobes. This room then leads through into the en-suite shower room with low level w.c. There are two further double bedrooms both with the benefit of fitted wardrobes, one of the bedrooms benefitting from a shower enclosure. The main family bathroom completes the living areas and is finished with a low level WC, bath with overhead shower and hand was basin.

Externally to the front there is a block paved driveway providing ample off road parking, there is also access to a carport providing further secure parking. The rear garden is private and enclosed and offers a spacious garden area which is laid to lawn, paved flagstones entertaining a patio area and a pathway around the conservatory.

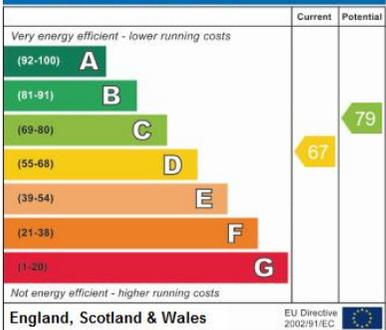


Ground Floor
Approx. 125.7 sq. metres (1352.9 sq. feet)

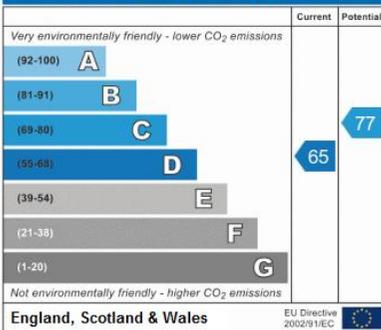


Total area: approx. 125.7 sq. metres (1352.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



A: NSW PROPERTIES LTD | 42 CHURCH STREET ORMSKIRK | L39 3AW

T: 01695 581260

E: INFO@NSWPROPERTIES.CO.UK

W: NSWPROPERTIES.CO.UK

Disclaimer

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.

