



nswproperties

COLE CRESCENT, AUGHTON

ASKING PRICE: £530,000

Cole Crescent, Aughton

NSW Properties proudly bring to the market for sale this deceptively spacious, extended five bedroom detached family home, resting in a pleasant position in a highly regarded area of Aughton. The property displays a practical flowing floor plan with a perfect arrangement of space designed with family living in mind. The area is highly desirable and noted for its quality residential properties and its proximity to some of the area's finest schools, along with handy access to Ormskirk's bustling town centre and a short distance to the motorway and railway networks.

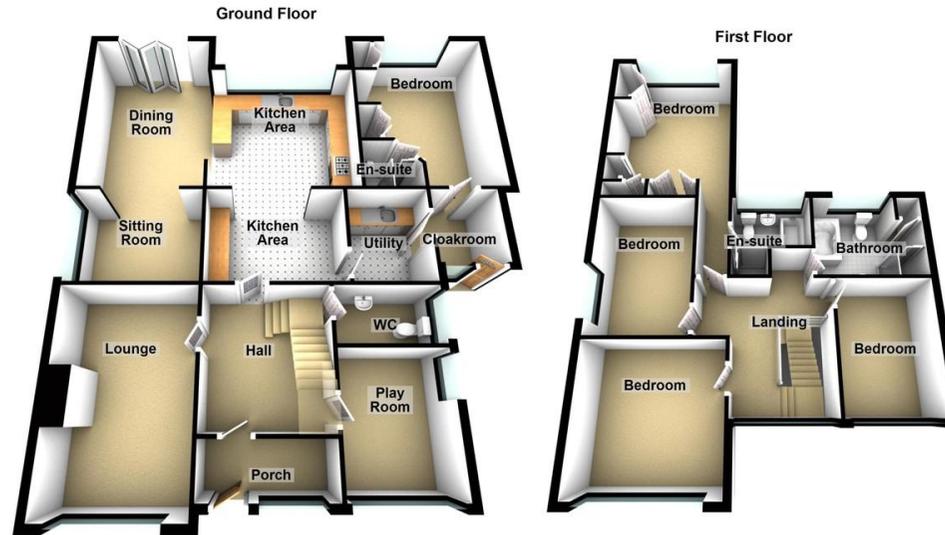
Upon approaching the property, viewers will instantly be impressed by the properties kerb appeal with its large gravelled driveway and attractive front. When entering the home the viewer will be greeted by a welcoming entrance porch with high gloss tiles leading through to the main reception hallway. This room comprises of a convenient downstairs W.C and stairs to the first floor and two under stair storage cupboards. A large family size lounge sits to the left of the hallway providing front aspects with feature electric fire set in a decorative marble surround. Off to the right of the hallway is a good sized child's playroom, this room could also be set up as a downstairs bedroom, office space or converted back into a garage if required. To the rear of the hallway is where the heart of the home stands. The high gloss floor continues into this family kitchen/diner which accommodates a range of contemporary, shaker style wall and base units with quartz worktops. Other benefits also include integrated appliances such as dishwasher, microwave as well as space for Rangemaster style oven space and American style fridge / freezer. A breakfast bar provides an area for informal dining whilst also leading into the open dining area allowing space for a dining table and chairs for more formal eating, a perfect space for hosting family dinner parties. There are impressive bi-folding doors which open out onto the rear garden providing a perfect social, indoor/outdoor area for summer BBQs and garden parties. The kitchen/diner flows round to the second sitting room. Also off the kitchen is a convenient utility area which give access to a side porch as well a downstairs, double bedroom complete with fitted wardrobes and en-suite shower room.

Ascending the stairs in the main hallway to the first floor there are four good sized bedrooms and main family bathroom which each emanate from a spacious landing. The master bedroom sits to the rear of the property with the benefit of a range of high gloss fitted bedroom furniture, air conditioning unit, and has its own en-suite comprising of W.C, washbasin in vanity unit, double shower cubicle, bath, tiled walls and floor. The further three bedrooms are all good sized doubles. The modern, white family bathroom completes this floor and is finished with a double spa bath, large shower cubicle, washbasin with Bluetooth mirror in vanity unit, W.C, boiler cupboard, tiled walls and floor.

Externally there are gardens to both the front and rear with the front providing a gravelled driveway giving ample space for parking. To the rear there is a large, private and enclosed artificial lawn area with a porcelain tiled patio area, perfect for hosting summer BBQs. There is also side shed with electrics.

Other benefits include gas central heating system and double glazing the ground floor has laminated toughened glass. The dining area, master bedroom and drying room all have air conditioning.





This floor plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	

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