



nswproperties

THE ACORNS, AUGHTON

ASKING PRICE: £535,000

The Acorns, Aughton

NSW Properties are pleased to present this delightful, four-bedroom, detached home located on a quiet cul-de-sac in the ever popular residential area of Aughton. This is a highly sought after area and noted for its high quality residential homes and excellent surrounding schools. The location provides convenient access to Ormskirk's busy town centre and access to motorway and railway links making it ideal for the commuter, further enhanced by direct access straight on to the A59 for Liverpool.

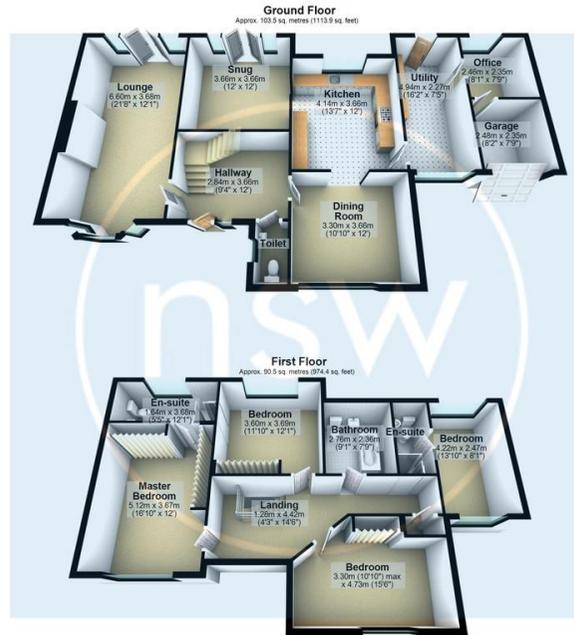
This modern property offers an expansive floorplan, stretching over 2,000 sq ft of living accommodation. The viewer will, upon entering via a spacious reception hallway which give access to a convenient downstairs W.C and the main lounge area to the left. The lounge has a large bay window to the front allowing plenty of natural light to fill this room whilst double French doors open out onto the rear garden. To the right of the hallway is a spacious dining area which is open through to the large kitchen, which boasts a range of wall and base units in cream shaker style with contrasting dark granite worktops and range oven, hob and extractor. The kitchen also opens into a further reception room/snug, which has double French doors, which open out onto the rear garden. Also, off the kitchen is a convenient utility room fitted with further wall and base units and space for a washing machine and tumble dryer. This room also provides access out on to the rear garden. Continuing through into the rear of the garage, this has been split to accommodate a home office space to the rear half, with the front half ideal for storage, with an electric roller door to the front elevation.

Ascending the stairs in the hallway up to the spacious first floor landing, the four good sized bedrooms can be located; the master boasts an array of fitted wardrobes as well as modern en-suite shower room complete with a large shower cubicle, as well as sink and toilet fittings. The second bedroom also has the benefit of an en-suite shower room, whilst the third and fourth bedroom have an abundance of fitted wardrobe space. The modern family bathroom with free standing bath, integrated TV, low level w.c and hand wash basin, completes this level.

Externally, to the front of the property is a good sized driveway providing off road parking, as well as access to the integral garage. To the rear is a private and enclosed garden with Astro turf and stone patio area, a perfect space for hosting summer BBQs.

Other benefits of this beautiful property include, gas central heating and double glazing throughout.





Total area: approx. 194.0 sq. metres (2088.3 sq. feet)
This floor plan is for illustrative purposes only.
Plans produced using Planika.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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