



nswproperties

REDCLIFFE GARDENS, AUGHTON

ASKING PRICE: £335,000

Redcliffe Gardens, Aughton

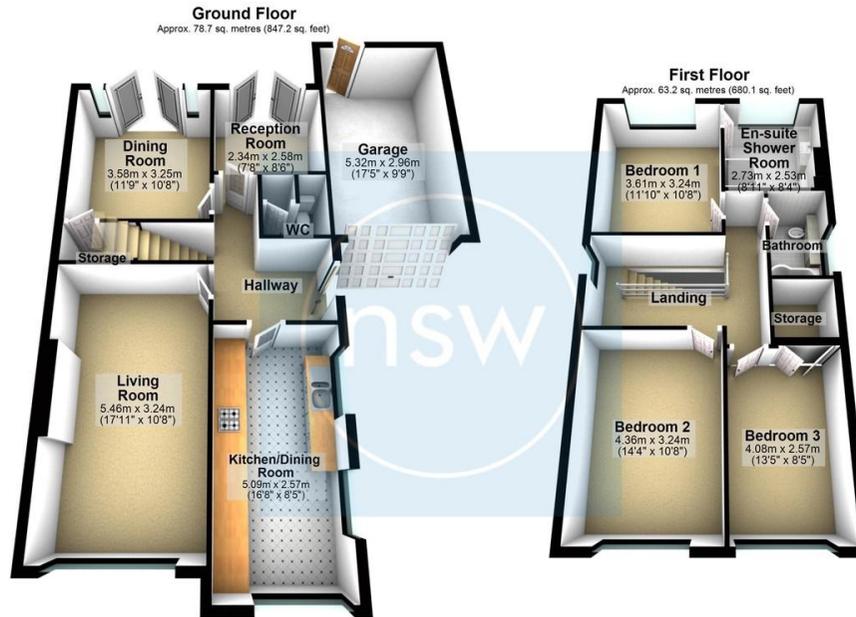
NSW Properties are pleased to bring to the market this well presented, three bedroom detached property offering well-proportioned, family accommodation. The property is situated on a quiet cul-de-sac, within easy walking distance of Aughton Park train station as well as Ormskirk Town Centre, with its selection of wine bars, restaurants and high quality schools. For commuters, the location is a dream, with the aforementioned train station just a stone's throw away as well as the M58 motorway giving ease of access to major commercial centres such as Liverpool or Manchester. For the younger generations, excellent schooling at both primary and secondary levels is within easy reach, which is always an important consideration with any home of this type. The highly regarded Edge Hill University is but a short stroll away. We expect interest in this property to be high from the outset.

This beautiful home flows seamlessly from one room to the next, effortlessly providing flexible family living. Upon entry the viewer will be greeted with a welcoming entrance hallway from which each room emanates, a staircase leading to first floor and convenient W.C. Off to the left is a modern, fitted kitchen/diner with windows to the front and side aspect. There are a range of fitted wall and base units in high gloss with inset half drainer sink unit, integrated Bosch hob with oven and overhead NEFF extractor hood, integrated oven as well as space for a dining table and chairs. Proceeding through into a spacious lounge area with large window providing frontal aspect, and feature fireplace. Off to the right of the hallway is a separate dining room with French doors giving access out onto the rear garden. A second reception room completes the ground floor living areas and also has french doors opening out onto the rear garden.

Ascending the stairs to the first floor there is a landing providing access to a fully insulated and boarded loft space, with fully installed loft ladder making it easily accessible and provides additional storage. Three spacious double bedrooms also emanate off the landing with the master benefitting from a large, en-suite shower room, complete with white suite, comprising a low level w.c, hand washbasin and walk-in shower cubicle. The third bedroom boasts fitted wardrobe space. The main family bathroom is finished with a three piece suite in white with low level w.c, hand wash basin and P shaped bath with overhead shower.

Externally to the front there is a driveway providing ample space for parking as well as access to a single garage with up and over door, power and lighting. To the rear there is a paved, low maintenance rear garden which is south facing and provides a perfect space for hosting summer BBQs. Other benefits also include gas central heating, hardwood flooring and double glazing throughout.





Total area: approx. 141.9 sq. metres (1527.3 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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