



BRIGHOUSE
WOLFF

41 Middlewood Road, Aughton, L39 6RG
Offers In Excess Of £255,000



A fully renovated and immaculately presented 2 bedroom, 2 reception room garden fronted mid terraced house, which is set in a much sought after area within close proximity of Town Green Railway station, shops, bistro's and further amenities.

The property which is finished to a high standard throughout and a credit to it's current owners is situated in ever popular Middlewood Road, Aughton within very close access of Town Green Rail station, which provides direct access into Liverpool City Centre.

Access to the Motorway Network (M58) is situated at nearby Bickerstaffe, whilst Ormskirk town centre with it's variety of supermarkets, shops, restaurants and bars, not to mention it's bustling twice weekly markets is also set within a short drive or train-hop.

Edge Hill University and Ormskirk Hospital are also located locally, as are primary and secondary schools.

The accommodation which is modern and light throughout briefly comprises, Entrance hallway, lounge through dining room & very impressive fitted kitchen to the ground floor. To the first floor are two bedrooms & modern bathroom suite, whilst to the exterior are far larger than anticipated private gardens offering excellent outdoor living space along with off-road parking.

Further benefits include but are not limited to Gas central heating and double glazing.

Please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door provides access into the property and all further accommodation, stairs lead to the first floor, ceiling lighting.

LOUNGE

11'7" plus bay x 10'7" (3.55 plus bay x 3.23)

Upvc double glazed bay window to the front elevation, contrasting 'herringbone' effect flooring, throughout, radiator panel, TV point, ceiling lighting, open plan access top the dining room beyond. .

DINING ROOM

13'7" x 9'8" (4.16 x 2.95)

Double glazed door leads into the gardens, contrasting 'herringbone' effect flooring, radiator panel, storage cupboard housing the recently fitted gas combination boiler, under stairs storage cupboard, ceiling lighting.

MODERN BREAKFASTING KITCHEN

19'2" x 6'2" (5.85 x 1.89)

A large, light and spacious kitchen area fitted with a modern and comprehensive range of wall and base units, together with contrasting work surfaces. 3 x velux style skylights, built in appliances including induction hob, oven & extractor chimney, sink and drainer unit, contrasting 'herringbone' effect flooring, double glazed double doors to the rear which lead into the gardens.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a landing area which in turn provides access into all first floor accommodation.

BEDROOM 1

13'7" into alcove x 11'2" (4.16 into alcove x 3.41)

Double bedroom situated to the front elevation with double glazed window, radiator panel and ceiling lighting.

BEDROOM 2

10'2" x 7'5" (3.11 x 2.27)

Double glazed window to the rear elevation, radiator panel and ceiling lighting.

MODERN BATHROOM SUITE

7'4" x 5'10" (2.24 x 1.80)

Fitted with a modern white three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, heated towel rail, low level WC, vanity wash basin and unit below, contrasting flooring and ceramic tiled walls, double glazed frosted window & ceiling lighting.

EXTERIOR

GARDENS

A low maintenance front garden area which has a double width driveway and ornamental flower & shrub borders.

The rear gardens have been laid with high quality artificial grass for ease of maintenance. Flagged paths and patio/seating area directly to the rear of the accommodation. To the far rear is a large timber built shed, whilst hedges and a fence enclose the whole.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27.

Band: B

Charge: £1912.58

MOBILE & BROADBAND

Mobile Signal:

EE - Good outdoor & variable in-home

O2 & Three - Good Outdoor.

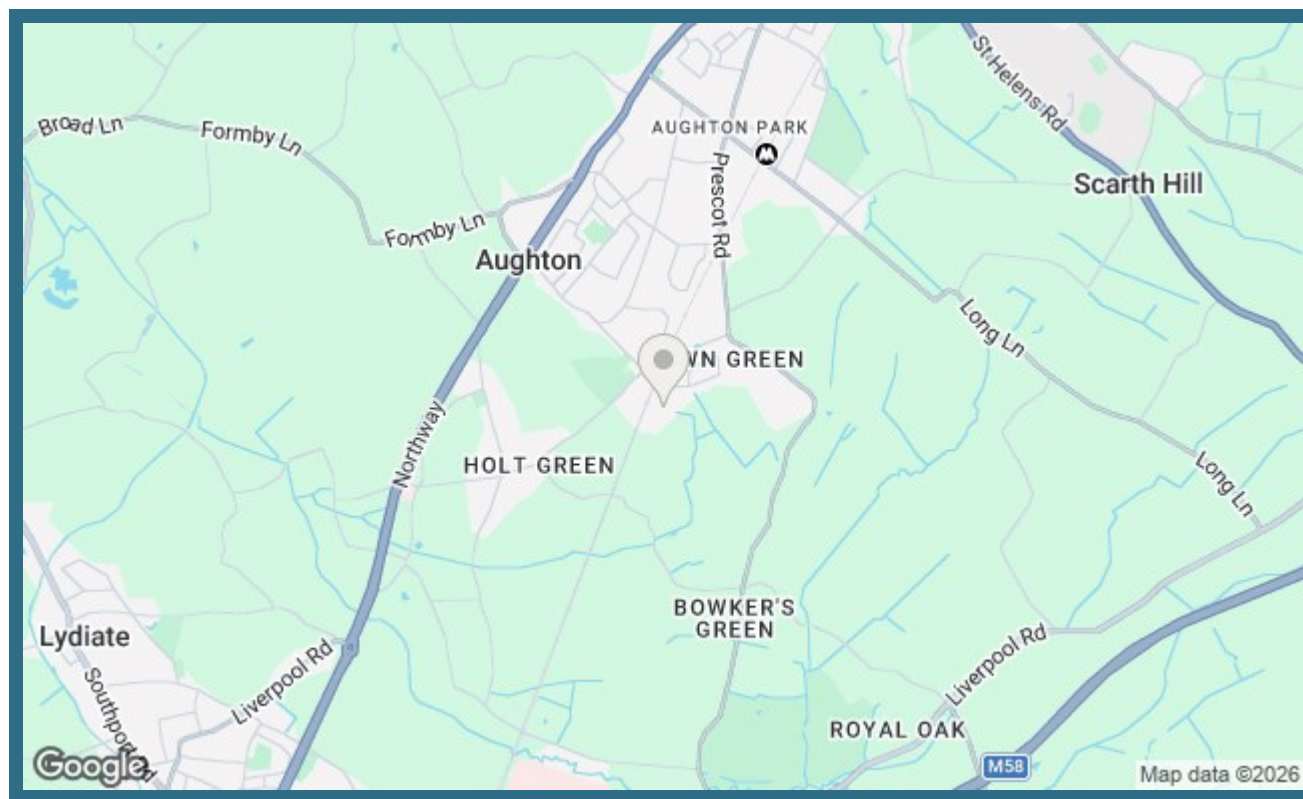
Vodafone - Variable outdoor.

Broadband:

Ultrafast - Highest available download speed:10000 Mbps Highest available upload speed: 10000 Mbps

(all info. from Ofcom website).

VIEWING BY APPOINTMENT



Important Information

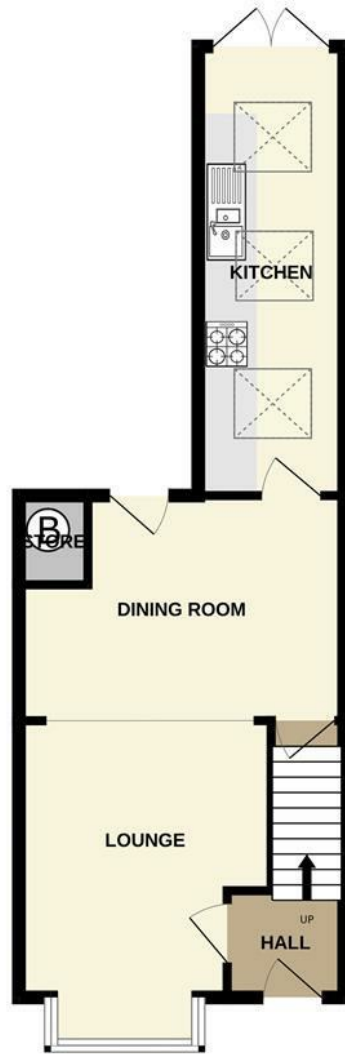
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

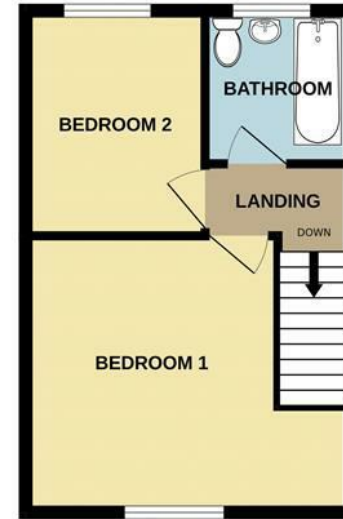
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

72 78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



