



BRIGHOUSE
WOLFF

13 Turnpike Road, Aughton, Lancashire L39 3LD
£419,950



A well proportioned detached family bungalow, which is set in a much sought after location within walking distance of a variety of amenities.

The property is situated on an impressive plot, upon much sought after Turnpike Road, Aughton and therefore enjoys a very desirable location with stunning open countryside views to the front, whilst being ideally situated for numerous local amenities.

Town Green railway station is located locally and provides excellent access into Liverpool City Centre, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe. Ormskirk town centre with its wide variety of Supermarkets, shops, restaurants, bistro's and bars is set within a short drive, whilst Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light, spacious & flexible layout throughout briefly comprises; Entrance porch, hallway, lounge open plan to dining room, fitted kitchen, utility room, two double bedroom, shower room and separate wc. to the ground floor. To the first floor (and currently accessed via a loft ladder) are three further boarded loft rooms with windows to two.

To the exterior are private enclosed garden areas to front & rear - the front enjoying stunning views over the surrounding countryside- whilst parking for numerous vehicles is provided by a large driveway to the front with attached garage beyond.

Further benefits include but are not limited to: NO CHAIN DELAY, gas central heating system and double glazing throughout.

Viewing is essential to appreciate.

ACCOMMODATION

GROUND FLOOR

PORCH

Upvc entrance door and windows

HALLWAY

The main hallway provides access to all ground floor accommodation, with ceiling lighting, various storage cupboards, loft access with drop down ladder.

LOUNGE

13'5" x 11'8" (4.09 x 3.56)

A large quiet room to the rear of the property with feature fireplace housing gas coal effect fire. Double glazed window and patio doors to the rear elevation, ceiling lighting, radiator panel, archway/open plan through to the dining room.

DINING ROOM

11'8" x 9'4" (3.56 x 2.85)

Double glazed windows to the rear elevation overlook the gardens, open to the lounge, radiator panel, door access into the kitchen & ceiling lighting.

KITCHEN

10'4" x 9'4" (3.15 x 2.85)

Fitted with a comprehensive range of wall and base units with contrasting worksurfaces and partially tiled elevations incorporating a 1 1/2 bowl sink unit cooker points. Double glazed window to the front elevation, ceiling light point, door access to the utility room and garage.

UTILITY ROOM

Door top the front aspect and patio doors to the rear. ceiling light point and door access into the garage.

BEDROOM 1

13'3" x 11'5" (4.05 x 3.49)

Double glazed window to the rear elevation, radiator panel & ceiling lighting. A range of fitted wardrobes and bedroom furniture.

BEDROOM 2

11'5" x 11'1" (3.49 x 3.40)

Double glazed window to the front elevation, radiator panel, built in wardrobes & ceiling lighting

SHOWER SUITE

Fitted with modern three piece shower suite comprising; shower cubicle with overhead shower and glass shower screens, low level wc, wash basin, heated towel rail, double glazed frosted window, ceiling lighting and tiled walls.

WC

Fitted with low level wc and wash basin. Part tiled walls, ceiling light and frosted window.

FIRST FLOOR LOFT ROOMS

The property benefits from three boarded and plastered rooms to the first floor which are accessed via a ladder from the hallway.

CENTRAL ROOM

13'9" x 10'9" (4.20 x 3.29)

Dormer window to the front offering views over the adjacent fields.

RIGHT

10'9" x 9'4" (3.30 x 2.85)

With window to the side elevation.

LEFT

13'1" x 9'8" (4.00 x 2.95)

Accesses via a ladder from the main hallway.

EXTERIOR

The property is situated on a well proportioned plot with gardens to the front and rear.

A large gravelled driveway suitable for several vehicles accessed from the road leads to an attached garage with up and over door. The remainder of the front is mainly laid to lawn, hedge and fence enclosed.

The rear garden areas provide excellent private outdoor living space. Are mainly laid to lawn, with greenhouse, fence enclosed with ornamental flower, tree & shrub borders. Flagged pathways provide access.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26.

Band: E

Charge: £2890.89

MOBILE & BROADBAND

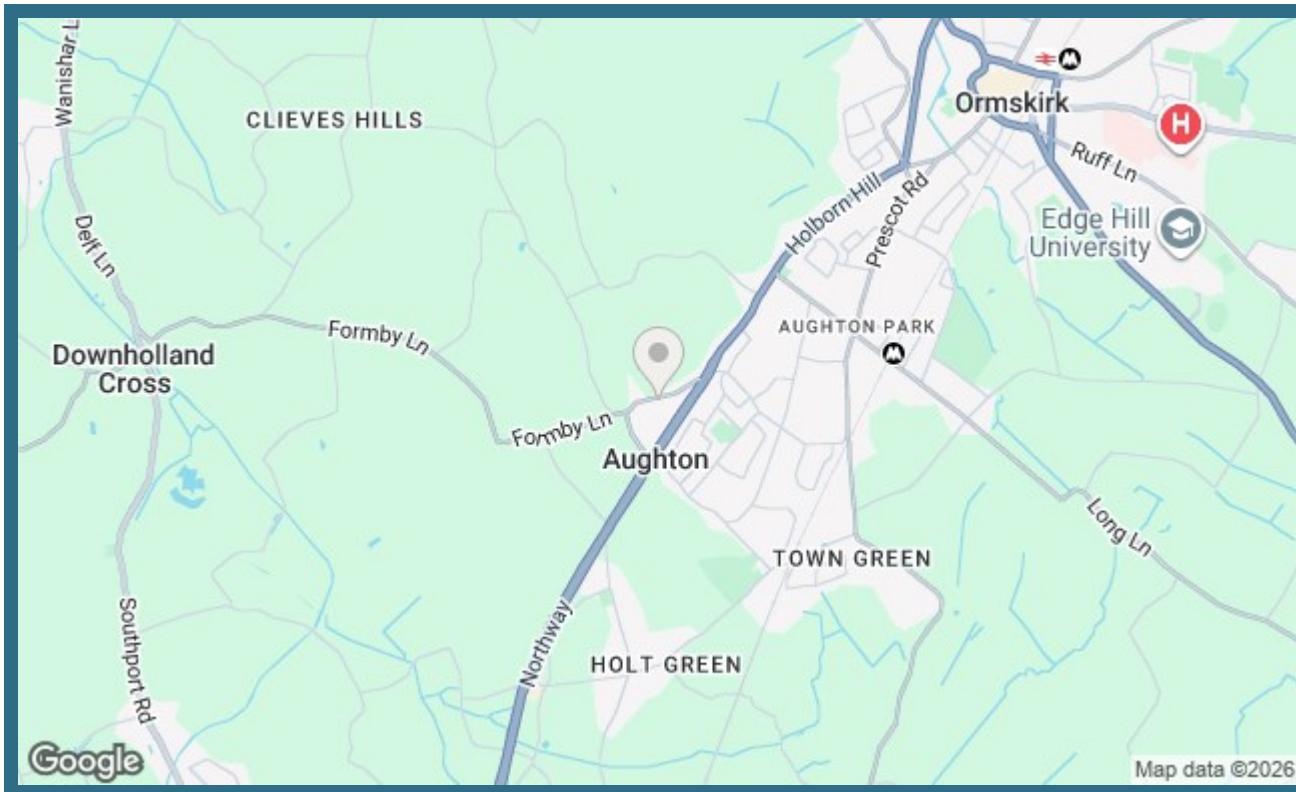
Mobile Signal:

EE - Good outdoor. O2 - Good outdoor, variable in-home. Three - Variable Outdoor. Vodafone - Good outdoor & in-home

Braodband.

Ultrafast- Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps

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
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	78	
(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		

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		
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