



BRIGHOUSE
WOLFF

The Bourne 173 Bold Lane, Aughton, Lancashire L39 6SH
£625,000



A once in a generation chance to purchase this well proportioned and unique detached family home, which is set in a much sought after location upon tree lined Bold Lane, Aughton.

The property does require some internal modernisation and provides a blank canvas for its new owners!

Bold Lane is ideally situated for Town Green Railway station which is located within walking distance and provides excellent direct access to Liverpool City Centre. Further local amenities include but are not limited to shops, Tennis Club, Michelin star restaurants, park and bistro.

The accommodation - which includes many original features including feature stair case and parquet flooring - provides a well proportioned and flexible layout and briefly comprises; Entrance porch, hallway, lounge, dining room, family room, fitted kitchen and WC/cloaks to the ground floor. To the first floor are three double bedrooms and family bathroom suite, whilst to the exterior are private garden areas to the front, side and rear, with off road parking provided by a driveway for numerous cars.

The ancient market town of Ormskirk is also located locally and enjoys a variety of shops, supermarkets, restaurants, twice weekly markets, bistro's and bars, whilst Edge Hill University & Ormskirk Hospital are also conveniently situated.

Excellent road links are provided by the A59 and M58 both of which lie within easy access.

Early viewing is essential to avoid the disappointment of missing out of this one of a kind property!

ACCOMMODATION

GROUND FLOOR

PORCH

A timber entrance door provides the principal access into the property.

HALLWAY

A feature timber staircase leads to the first floor whilst the hallway provides access to all accommodation.

LOUNGE

14'11" x 14'7" (4.57 x 4.45)

A spacious main reception room situated at the side of the property overlooks the gardens. Double doors lead to the exterior and bay window and secondary window provide natural light. Radiator panels, ceiling & wall lighting.

SITTING ROOM

14'5" x 11'0" plus bay (4.41 x 3.37 plus bay)

Parquet flooring throughout, bay window to the front elevation, radiator panels, feature fire and fire place.

DINING/FAMILY ROOM

14'8" x 9'10" (4.49 x 3.02)

Window to the side elevation, radiator panel, ceiling lighting, access door into the kitchen area.

KITCHEN

14'11" x 7'3" (4.56 x 2.23)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and partially tiled elevations. Cooker point, sink and drainer unit and plumbing for dishwasher and washing machine, ceiling lighting, rear door and window overlooking the rear gardens.

WC/CLOAKS

low level wc, frosted window and ceiling light point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a large landing area with windows to the front & rear. The landing provides access to all of the first floor accommodation.

BEDROOM 1

15'1" x 14'7" (4.62 x 4.45)

Windows to the front & side elevations, radiator panels & ceiling light point.

BEDROOM 2

11'3" x 7'5" (3.43 x 2.27)

Window to the front elevation, radiator panel & ceiling light point.

BEDROOM 3

14'7" x 7'5" (4.46 x 2.28)

Windows to the rear elevations, a range of fitted bedroom furniture and wardrobes, radiator panel & ceiling light point.

BATHROOM SUITE

A three piece suite comprising panelled bath, low level wc & wash basin. Frosted window unit.

EXTERIOR

The property is situated behind a large stone wall fronting onto the lane. A driveway to the front & side provides parking for numerous vehicles.

The front and side garden areas are very well proportioned, mainly laid to lawn with mature trees and shrubs providing excellent private garden space.

The rear gardens face in a sunny southerly direction and provide further private outdoor living space. The gardens are fence enclosed with a lawn area and patio seating areas beyond.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26.

Band: G

Charge: £3,942.12

MOBILE & BROADBAND

Broadband

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

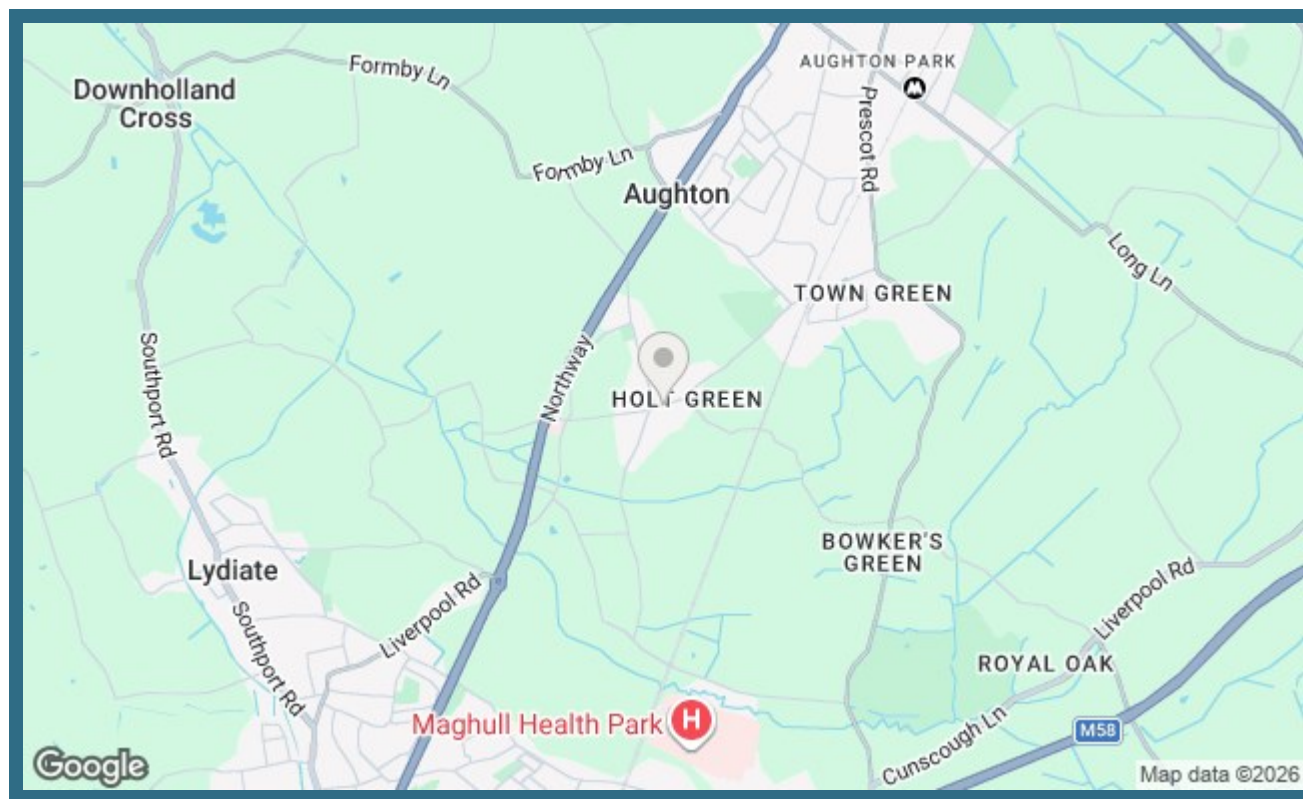
Mobile Signal - Good Outdoor

(Ofcom website)

CONSTRUCTION

Standard with a pitched roof.

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
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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