



Middlewood Road, Aughton, Ormskirk, L39 6RH
£119,950

Grosvenor Waterford are delighted to offer for sale this well presented one bedroom ground floor apartment situated in the most sought after location of Aughton and convenient for Town Green station and all local amenities, shops and schools. The accommodation comprises; communal entrance and stairs, inner entrance hall, living room, kitchen, double bedroom and bathroom. The apartment also benefits from uPVC double glazing, gas central heating and communal gardens. Offered with no ongoing chain this apartment would be perfect for a downsizer, first time buyer or investor - early viewing recommended.



Communal Entrance

intercom secure entrance with stairs giving access to the first and second floor apartments

Internal Entrance Hall

built in double cupboard, laminate flooring

Living Room

13'11" x 10'11" (4.25m x 3.33m)

uPVC double glazed window to side aspect, radiator, laminate flooring

Kitchen

10'9" x 8'6" (3.30m x 2.60m)

fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated oven and hob, plumbing for washing machine, recently installed Ideal boiler, radiator, tiled walls, uPVC double glazed window to side aspect

Bedroom

11'7" x 9'10" (3.55m x 3.02m)

uPVC double glazed window to side aspect, radiator, laminate flooring, double built in wardrobe

Bathroom

9'3" x 6'10" (2.82m x 2.09m)

modern white suite comprising; panelled bath, low level w.c. and wash hand basin, radiator, tiled walls, uPVC double glazed window to side aspect

Outside

Communal Gardens

Additional Information

Tenure : Leasehold

Council Tax Band : B

Local Authority : West Lancs

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

