

LOT  
**94**

**12 Gaw Hill Lane, Aughton, Ormskirk, Lancashire L39 3LR**

**GUIDE PRICE £170,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house benefitting from rural views, double glazing, central heating, driveway and front and rear gardens. The property would be suitable for occupation, resale or investment purposes. There is also potential to extend the property subject to gaining necessary consents. Please note the property is a cash buy only.

### Situated

In the sought after residential location of Aughton, off Liverpool Road (the A59) close to local amenities, schooling and transport links. Ormskirk town centre is approximately 1 mile away.

### Ground Floor

Hall, Living Room, Kitchen/  
Diner, Conservatory.

### First Floor

Bathroom/WC, Three Bedrooms.

### Outside

Front and Rear Gardens,  
Driveway.

### EPC Rating

D.

