



THOMAS SAMUEL
ESTATE AGENTS

35 Noel Gate, Aughton - L39
£415,000



Noel Gate

Aughton

Situated in the highly desirable location of Aughton, this exquisite 4-bedroom semi-detached house offers a harmonious blend of contemporary living and exceptional design. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended 4 Bedroom Home
- Semi Detached, Dormer Bungalow
- Floor Plan Over 1,700 Sq Ft
- Highly Desirable Aughton Location
- Modern Decor Throughout
- Stunning, Open Plan Kitchen/Dining/Living to Rear of Ground Floor
- Two Bedrooms to Ground Floor
- Large, Family Bathroom to Ground Floor
- Two Bedrooms to First Floor. Master Bedroom with En-Suite Shower Room
- Low Maintenance Rear Garden
- Fantastic, Converted Outbuilding Comprising Gym & Office
- Attached Garage
- Direct Access onto Cherry Tree Park from Rear
- Off Road Parking for a Number of Cars

