



29 Bold Lane, Aughton
£220,000

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29 Bold Lane

Aughton, Ormskirk

Arnold & Phillips are pleased to present this characterful two-bedroom end-terrace cottage, delightfully positioned along the sought-after Bold Lane in the heart of Aughton – a location known for its balance of village charm and excellent accessibility.

Set within one of West Lancashire's most desirable areas, this traditional cottage stands proudly at the end of a quiet terrace, enjoying both added privacy and a slightly broader footprint. The position here is particularly appealing – just a short stroll from Town Green railway station, with regular connections into Liverpool and Ormskirk, and within walking distance of local amenities including independent shops, cafés, and well-regarded schools. For those who value location as much as potential, this property strikes a compelling balance.

Approaching the property, the frontage is instantly inviting. A charming bay-fronted window lends a touch of character and allows a generous sense of space within. On stepping inside, you're welcomed into a surprisingly generous layout, with two adjoining reception rooms that have been thoughtfully opened up to create one large, continuous living and dining area. This through lounge arrangement works well for modern living – spacious enough for hosting friends or simply enjoying a quiet evening in. The space retains a comfortable and functional layout, with plenty of room to define separate seating and dining zones depending on your needs. A central chimney breast could potentially house a log burner, adding warmth and personality to the room while retaining its traditional charm.

The kitchen is compact but practical, offering a full range of fitted appliances. The contrasting worktops and integrated appliances in the kitchen may benefit from a few modern updates, but the current format and layout could easily be reimagined into a more modern space with a little imagination. Just beyond the kitchen, a rear garden has been added – a handy extra space that catches the sun and lends itself well to a variety of uses. It's currently a parking area but could, quite cleverly, be converted into a utility room, especially if a three-bedroom layout is a popular option for buyers looking to maximise value.











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Aughton, Ormskirk

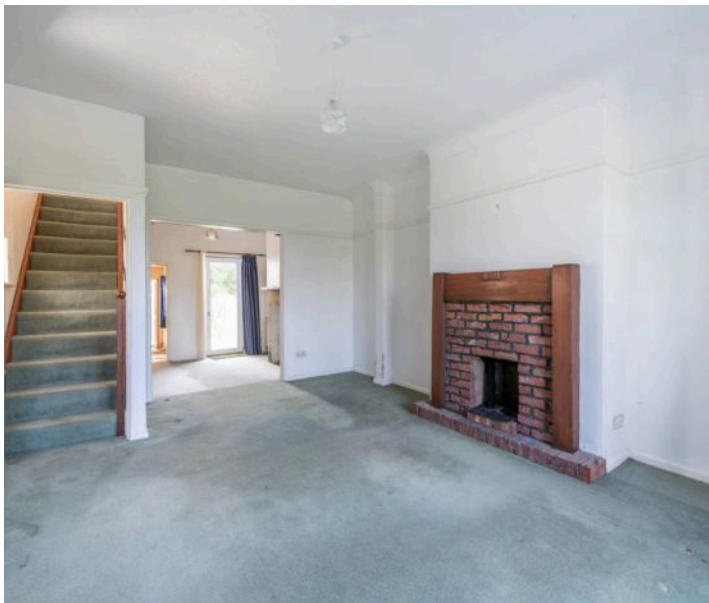
- Characterful End-Terrace Home
- Two Bedrooms
- Circa 963 Square Feet
- Fitted Kitchen
- Low-Maintenance Rear Courtyard
- Superb Location

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



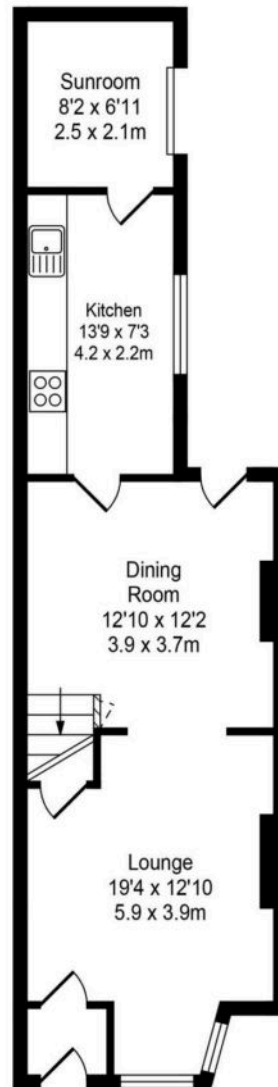




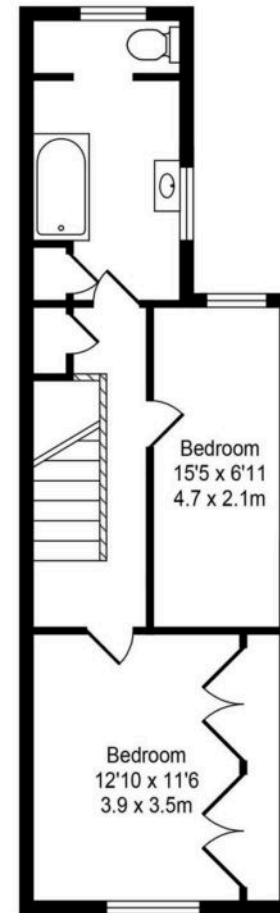
Bold Lane, Ormskirk

Total Approx. Floor Area 963 Sq.ft. (89.45 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 507 Sq.Ft
(47.06 Sq.M.)



Approx. Floor
Area 456 Sq.Ft
(42.39 Sq.M.)



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