



## 28 Whalley Drive, Ormskirk, L39 6RF

### Offers Over £270,000

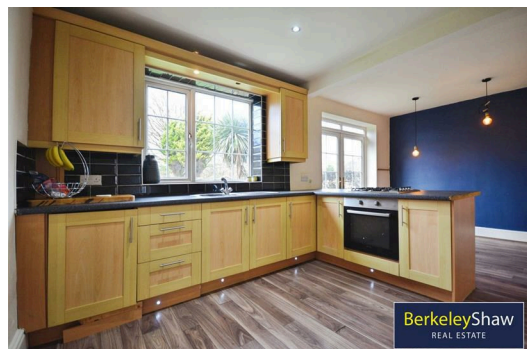
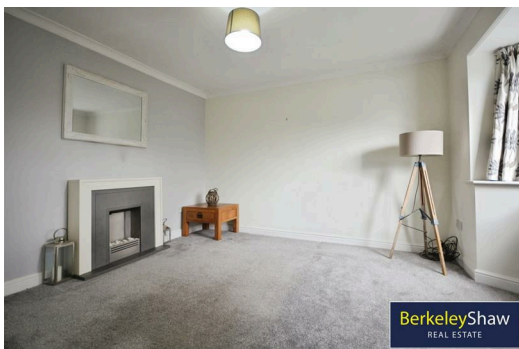
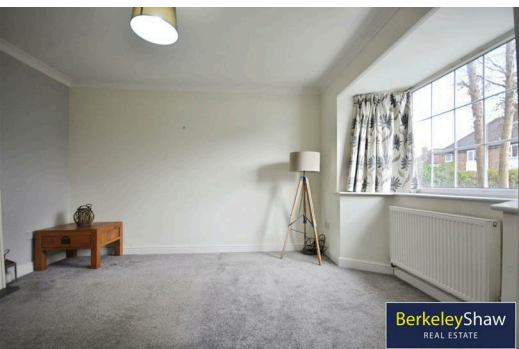
Berkeley Shaw Real Estate present for sale this three-bedroom semi-detached house in the popular residential area of Aughton.

The ground floor features a separate reception room with large windows, allowing good natural light. The open-plan kitchen provides dining space, natural light, and direct access to the garden, with the added benefit of a utility room. There is also a convenient downstairs WC. Upstairs, there are two double bedrooms and a single bedroom with built-in wardrobes, together with a second bathroom. Externally, the property includes a garden and a driveway, adding to its practicality for families.

The location offers access to local amenities in Aughton and nearby Ormskirk, including supermarkets, independent shops, cafés and everyday services. Families will find a range of primary and secondary schools in the wider area, along with local parks and green spaces.

For commuters, Aughton is served by Aughton Park and Town Green railway stations, both on the Merseyrail Northern Line. Services run towards Liverpool Central, with journey times typically around 35–40 minutes, and to Ormskirk in just a few minutes. Road connections provide access to surrounding towns and the wider motorway network by car.

Council tax is currently band C. This semi-detached house represents a good opportunity for families seeking a home to modernise in a location with public transport links and local amenities.

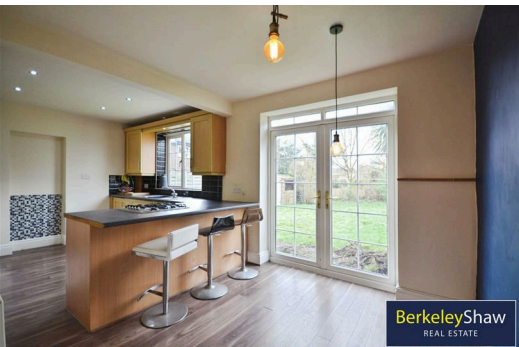


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

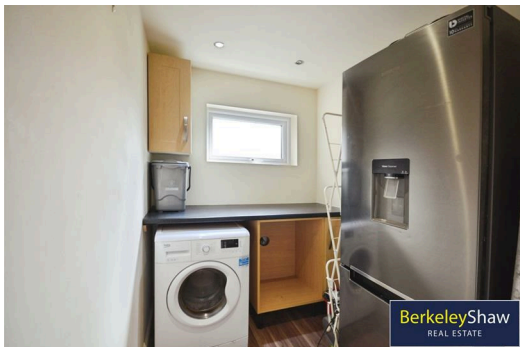
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



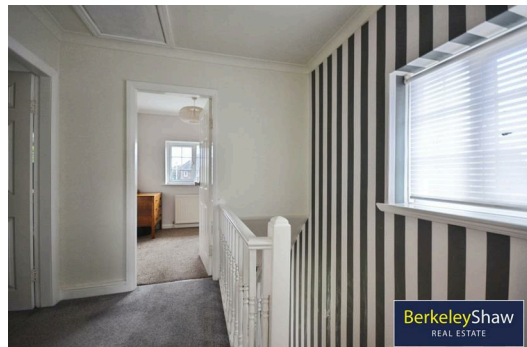
TOTAL FLOOR AREA: 713 SQ.M (1518 SQ.FT) APPROX.  
 Whilst every attempt has been made to ensure the accuracy of the information contained herein, the information is provided as a guide only and should not be relied upon for any purpose. The actual condition of the property may vary from the information provided herein. Please refer to the actual property for further details.



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