

12 Main Street, Overton, Lancashire, LA3 3HD



£245,000

Spacious and Stylish Extended 3-Bedroom Semi-Detached Family Home – Sought-After Village Location

This beautifully extended three-bedroom semi-detached home offers everything a growing family could wish for—space, style, and a superb village setting. Tucked away in the charming and peaceful village of Overton, this property has been thoughtfully extended and modernised to create a wonderfully spacious and versatile home that's ready to move straight into.

Rich in history, this remarkable home was originally part of the old boat yard and dates back to the late 18th century. Brimming with character and heritage, it offers a unique opportunity to own a piece of the area's maritime past.

Inside, the home boasts three generously sized double bedrooms, including a fabulous master bedroom with a stylish en-suite bathroom. The family bathroom is well-appointed and ideal for busy mornings or relaxed evenings alike. The ground floor offers a welcoming lounge, a gorgeous modern kitchen fitted to a high standard, and a bright, spacious dining room—perfect for entertaining or enjoying family meals together.

Step outside and you'll find a lovely enclosed garden to the rear, ideal for children to play or for summer BBQS. There's also a detached garage providing excellent storage or workshop potential, along with a rare and valuable bonus—off-road parking for a larger vehicle or motorhome to the rear, and space at the front for up to three cars.

Set in the heart of Overton, a

picturesque village known for its community feel and countryside charm, the home is just a short stroll from the highly regarded local pub, perfect for a relaxed drink or a weekend meal out.

This is a fantastic opportunity to secure a spacious and well-located family home in a truly lovely setting. Early viewing is highly recommended to appreciate all this property has to offer.

Entrance Vestibule

Tiled floor, door to the lounge.

Lounge



Double-glazed bay window to the front, fireplace with inset gas fire, tiled floor, stairs to the first floor.

Kitchen



Double-glazed window to the rear, beautifully crafted cabinets finished in a country cream with complementary wood effect work surfaces, ceramic Belfast sink, Range Master cooker with five-ring gas hob, extractor hood and two electric ovens, Worcester combi boiler, space for fridge/freezer, laminate floor, oak shelving.

Dining Room



Double-glazed bay window to the front, laminate floor, radiator, double-glazed patio doors leading to the garden.

First Floor Landing



Walk-in storage cupboard, access to the loft which is fully boarded and offers a large storage area, carpeted floor, radiator.

Bedroom One



Double-glazed bay window to the front, built-in wardrobes, carpeted floor, radiator, door to the en-suite.

En-Suite Bathroom



Double-glazed window to the rear, shower cubicle with Triton electric shower, wash hand basin, built-in dresser, double-glazed velux window, extractor fan, tiled floor, radiator, W.C.

Bedroom Two



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

Family Bathroom



Double-glazed frosted window to the rear, panelled bath with Triton electric shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Outside



To the front of the property, there is off-road parking for up to three vehicles, along with gated access leading to the rear. The rear garden is fully enclosed and beautifully arranged, featuring a mix of patio areas ideal for outdoor dining and relaxing, a lawned area, a selection of mature plants and shrubs, an outdoor water tap, and convenient access to the detached garage. A perfect space for enjoying the outdoors in privacy.

Detached Garage

Plumbing for washing machine and space for the dryer, double wooden doors opening to the front with off-road parking for an RV vehicle or car, power and light.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873
New Boiler 2021
New Kitchen 2021



