

59 Deans Lane

, L40 4BL

- Beautifully renovated and refurbished throughout
- Two double bedrooms and first floor bathroom
- New extension to rear providing open plan living/dining/kitchen area
- Open views to front
- Extensive rear gardens with Indian stone paved patio Newly rebuilt outbuilding ideal for gym, home office, play room, etc

A mid terrace property set on a picturesque rural lane in Lathom. The cottage has been fully refurbished and extended to provide spacious living accommodation, together with extensive gardens to rear, and views over farmland to the front. NO CHAIN.







ACCOMMODATION COMPRISES

ENTRANCE PORCH

RECEPTION HALL

LOUNGE

DINING KITCHEN

FIRST FLOOR ACCOMMODATION

BEDROOM 1

BEDROOM 2

BATHROOM

OUTSIDE

REAR



Directions

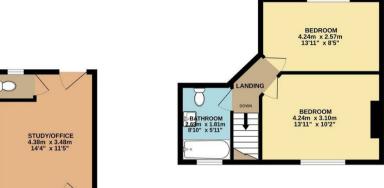


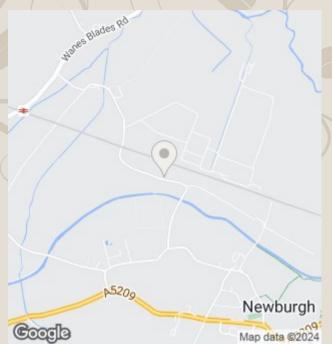


Floor Plans



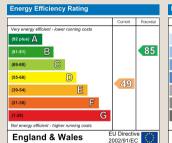


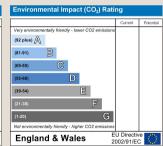




Energy Performance Graph

Location Map





TOTAL FLOOR AREA: 96.3 sq.m. (1037 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors windows, crosm and any other items are approximate and no responsibility is disent for any enry, omission or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The splan is for flustrative purposes only and should be used as such by any prospective purchaser. The splan is for flustrative purposes only and should be used as such by any prospective purchaser. The splan is for flustrative purposes only and should be used to such as the splan in the sp

Property Specialists

12 New Street, Mawdesley, Lancashire, L40 2QP Telephone: 01704 821393 Email: sales@angelaburnett.com www.angelaburnett.com

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.