

# ANGELA BURNETT

PROPERTY SPECIALISTS

**20 Gregory Lane, Halsall, L39 8SR**



**Guide price £349,950**



A detached property which has been extended to the ground floor, but offering further potential to increase the first floor accommodation. Having flexible living space briefly comprising three receptions, conservatory, dining kitchen and utility, two/three bedrooms and double garage. Open views to rear.

## **ACCOMMODATION COMPRISES:**

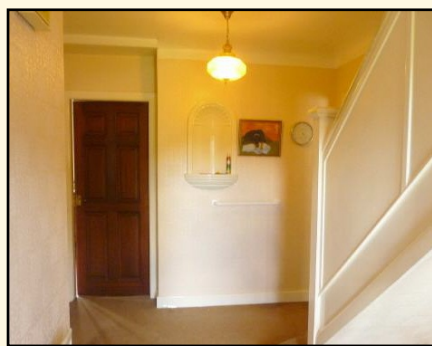
Feature arched double glazed doors to:

### **ENTRANCE PORCH**

Terracotta tiled floor.  
Entrance door to:

### **ENTRANCE HALL**

Stairs to first floor accommodation. Radiator.



### **LOUNGE**

Double glazed window to front. Feature stone fireplace with marble hearth. Radiator.

### **DINING ROOM**

Double glazed window to front. Radiator.

### **DINING KITCHEN**

Double glazed window to rear and double glazed opaque window to side. Fitted with a range of wall and base units with work surfaces over incorporating one and half bowl sink unit with mixer tap. Tiled inset housing electric hob with electric oven beneath, extractor hood over. Integrated fridge and freezer. Part tiled walls.



### **UTILITY ROOM**

Double glazed windows and double glazed exit door to rear. Fitted with base and wall units and one and half bowl stainless steel sink unit. Radiator. Access to double garage.



### **W.C.**

Double glazed opaque window to rear. Fitted with a two piece suite comprising pedestal wash hand basin and low level w.c. Part tiled walls. Radiator.

### **SITTING ROOM/ BEDROOM 3**

Double glazed window and double glazed French doors to Conservatory. Radiator.

### **CONSERVATORY**

Double glazed conservatory with French doors to side, Tiled floor. Radiator.



## **FIRST FLOOR ACCOMMODATION:**

### **LANDING**

Double glazed window to front. Access to loft.

### **BEDROOM 1**

Double glazed window to front. Fitted with a range of wardrobes, storage cupboards and shelving. Radiator.

### **BEDROOM 2**

Double glazed window to front. Fitted with a range of fitted wardrobes with storage above. Radiator.



### **BATHROOM**

Double glazed opaque window to rear. Fitted with a coloured suite comprising tiled panelled sunken bath, shower cubicle with fitted shower, pedestal wash hand basin and low level w.c.

Fully tiled walls.



### **OUTSIDE:**

The property is approached by twin driveway providing off road parking, and leading to the detached garage with up and over door, power and light. The front garden is laid to lawn with seasonal flowering and shrub borders. Access to rear gardens from the side via wooden gate.

### **REAR**

The rear gardens enjoy views over open farmland and beyond. Mainly laid to lawn and interspersed with raised flower beds.

Greenhouse, wood storage sheds and paved patio. Exit gate to side leading to gravelled side area and leading to the front of the property.



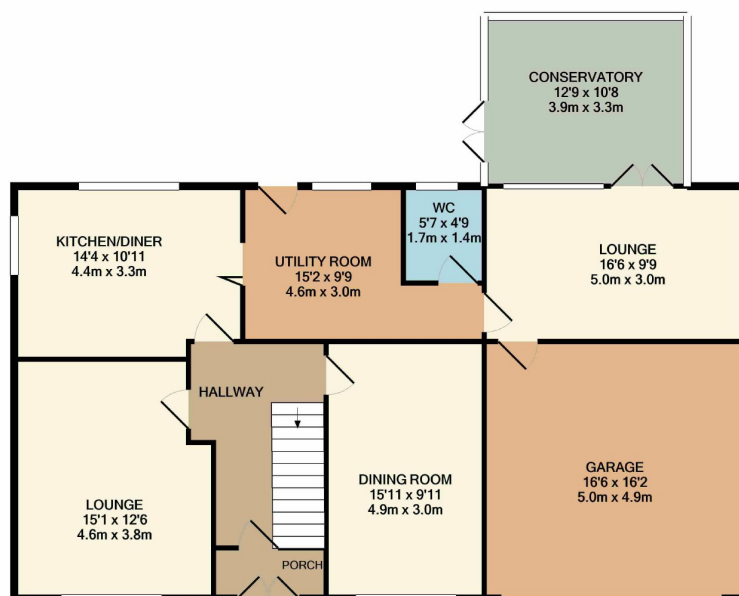
**TENURE** We are informed by the Vendor that the tenure of the property is

**This information has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own solicitor for verification.**

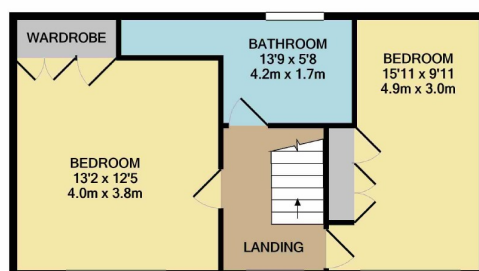
**VIEWING** Strictly by appointment through this office.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1332 SQ.FT.  
(123.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### NOTES:

These notes should be referred to before making an offer on a property.

- Some of the information given in this brochure has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own Solicitor/Surveyor for verification.
- All room measurements are approximate and before ordering carpets and furniture, etc, prospective purchasers are advised to take their own measurements.
- Items such as central heating systems, boilers, gas fires, wall heaters and showers, etc should be checked by a registered service company on behalf of the prospective purchaser as Angela Burnett & Co cannot be held responsible for items found not to be working after purchase.
- If land measurement is specified this is an approximate measurement and usually supplied by the vendor. Verification of actual land size should be confirmed with prospective purchaser's solicitor/surveyor.

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