



Ian Anthony
The Estate Agents

Abbey View, Southport Road, Lydiate

Guide Price £1,200,000

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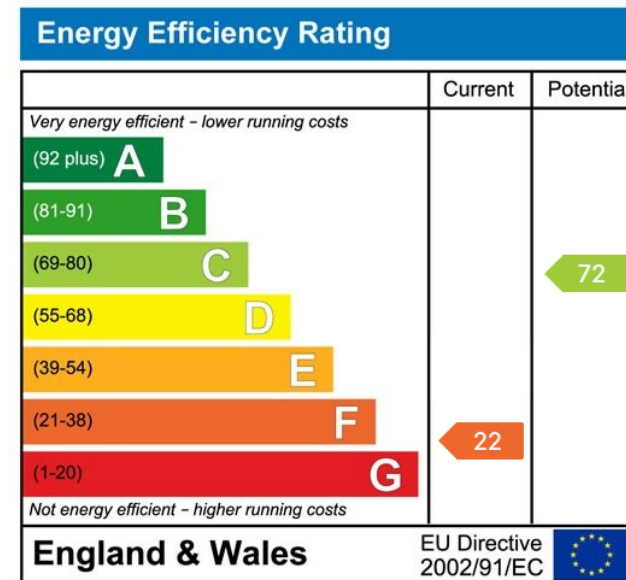
- NO UPWARD CHAIN
- SET IN 2.7 ACRES
- LARGE FAMILY ROOM
- KITCHEN
- OUTBUILDINGS
- DETACHED HOME
- GREAT POTENTIAL
- LIVING ROOM
- CELLAR
- OFFICE BUILT INTO A COTTAGE



We are thrilled to present this truly detached four-bedroom property, nestled within 2.7 acres of picturesque surroundings. Ideally situated within close proximity to an array of local amenities, including excellent schools, supermarkets, and restaurants, this property offers both convenience and exclusivity due to its coveted location. Furthermore, with excellent transport links to Liverpool, Ormskirk, and Southport via road and rail, accessibility is unparalleled. Viewing is essential to fully appreciate the unique lifestyle and endless possibilities this property has to offer!



		 Approximate total area* 4652.38 ft ² 432.22 m ² Reduced headroom 37.66 ft ² 3.5 m ²
<small>(1) Excluding balconies and terraces</small> <input type="checkbox"/> Reduced headroom (below 5'6" / 1.68m)		<small>While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.</small> GIRAFFE360



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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