





Carsick Cottage

146 Tom Lane • Fulwood • S10 3PF

Asking Price £1,000,000

FABULOUS DEVELOPMENT OPPORTUNITY.

Dating back to 1700 is a 4 double bedroom, stone built detached property located on a substantial plot, estimated at 0.6 acre (obtained from Promap.) Offering superb potential (subject to necessary consents) to develop within a sought-after location in Fulwood, S10. Benefits from extensive wraparound garden, winding driveway and double garage. In need of modernisation. The property comprises of 2 generous reception rooms overlooking an impressive wraparound garden, filled with natural light and a pleasant outlook. The dining kitchen adjoins a separate utility area and storerooms where the combination boiler is located. The first-floor features 4 spacious double bedrooms neutrally presented incorporating master ensuite shower room. Steps descend to the family bathroom, equipped with 3-piece white suite, shower enclosure and separate WC. Externally a winding driveway leads to a double garage with adjoining outhouse. An extensive wraparound garden offers great potential to develop subject to necessary consents and a pleasant outlook. Freehold with no onward chain.



- Fabulous Development Opportunity
- Detached Property in Fulwood
- Dating Back to 1700
- Approximately 0.6 acres (Obtained from Promap)
- 4 Double Bedrooms
- Extensive Wraparound Garden
- Winding Driveway & Double Garage
- Sought After Location in S10
- Freehold & No Chain
- Council Tax Band G



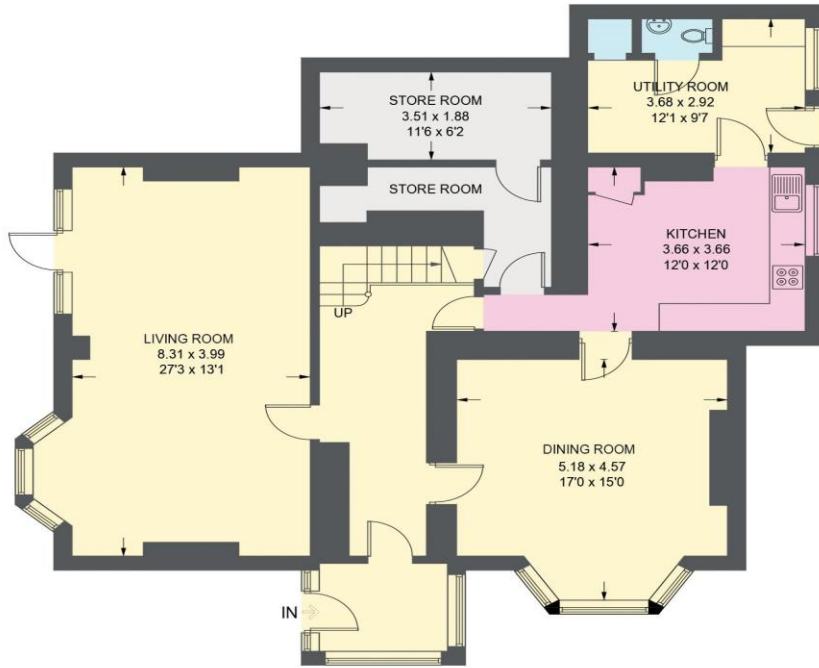
CARSICK COTTAGE, 146 TOM LANE

APPROXIMATE GROSS INTERNAL AREA = 230.4 SQ M / 2480 SQ FT

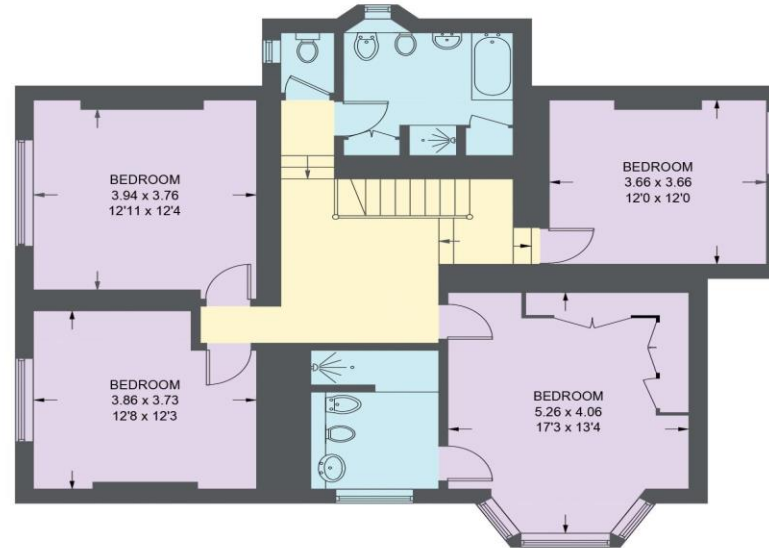
SHED / DOUBLE GARAGE = 34.7 SQ M / 373 SQ FT

TOTAL = 265.1 SQ M / 2853 SQ FT

(EXCLUDING EXTERNAL WC)



GROUND FLOOR = 125.8 SQ M / 1354 SQ FT



FIRST FLOOR = 104.6 SQ M / 1126 SQ FT

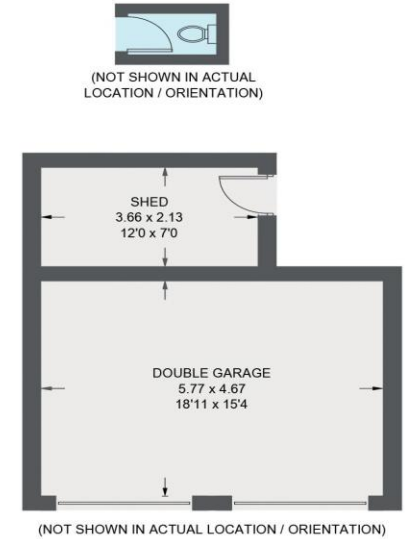


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.