



**52 Heathey Lane, Shirdley Hill,
Ormskirk, L39 8SH
£375,000 Subject to Contract**

This fabulous family home provides character accommodation throughout, retaining a number of pleasing original features! Internally an inviting entrance hall leads to two reception rooms and kitchen to rear, there are three bedrooms and a bathroom to the first floor. The generous, extensive 'South East' facing plot, in the opinion of the Agent is a most definite feature providing unrivalled views over open farmland to both front and rear!! Off road parking is available for numerous vehicles and there is access to a garage. The semi rural location is particularly convenient for access links to Ormskirk, Southport and the Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Open Entrance Vestibule

With tiled flooring incorporating matt well and Upvc double glazed inner door stained and leaded light motif side insert to entrance hall.

Entrance Hall

Upvc triple glazed with original stained glass, leaded side window and stairs lead to first floor with handrail and newel post. Space panelling to plate rail. Recess access to under stairs provides useful hanging space and wall shelving with further cupboard storage.

Front Lounge - 4.44m x 3.4m (14'7" into bay x 11'2")

Triple glazed original stained glass and leaded light inserts including transoms concealed to front of property with splayed bay overlooking farmland to front. Working fire with tiled interior, hearth and wooden fire surround. Picture rail, coving and molding.

Rear Lounge/Diner - 3.84m x 5.28m (12'7" reducing to 7'10" x 17'4" overall measurements into recess)

Triple glazed original stained glass and leaded light inserts including transoms working fire with wooden fire surround over hearth. Open plan with dining area triple glazed original stained glass and leaded light inserts including transoms to side. Picture rail and coving with door leading to...

Kitchen - 4.17m x 1.78m (13'8" x 5'10")

Upvc double glazed side window and further window overlooking rear of property. Door leads to side. The kitchen is arranged with a number of base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit and space available for oven. Plumbing available for washing machine. Part wall tiling and tiled flooring. Pitched ceiling with close board panelling and pantry cupboard to recess with wall mounted combination style central heating to boiler system.

First Floor

With landing access and Upvc triple glazed and stained glass window to side.

Bedroom 1 - 4.27m x 3.28m (14'0" into bay x 10'9" into recess)

Triple glazed original stained glass and leaded light inserts including transoms overlooking farm fields to front. Original tiled fireplace with picture rail, coving and ceiling molding.

Bedroom 2 - 3.63m x 3.1m (11'11" x 10'2" into recess)

Triple glazed original stained glass and leaded light inserts including transoms overlooking gardens with stunning views to rear. Original tiled fire surround inset to wall recess with picture rail and ceiling molding.

Bedroom 3 - 2.64m x 1.91m (8'8" x 6'3")

Triple glazed original stained glass and leaded light inserts including transoms overlooking the front of property and fields beyond. Picture rail. bedroom currently arranged as an office.

Bathroom/ Wc - 2.39m x 2.03m (7'10" x 6'8")

Upvc double glazed window with four piece modern white suite comprising of low level Wc, vanity wash hand basin, and twin grip panelled bath with mixer tap, step in shower enclosure plumbed in shower wall grip tiled walls and extractor.

Outside

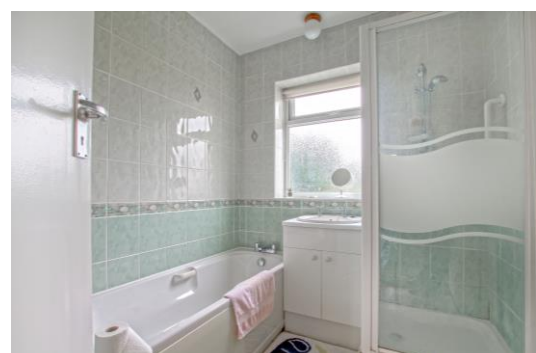
Blocked paved driveway to front provides off road parking for numerous vehicles with established borders well stocked with a variety of plants shrubs and trees. Property offers an enviable orientation to front overlooking farmland opposite with secure timber double gates leading to rear of property. Access to garage measuring 23'5" x 10'10" with electric light and power supply. South east facing gardens are a most definite feature of the property generous in size with extensive laid to lawn and borders with a variety of well stocked plants shrubs and trees. The property is not directly overlooked and enjoys open aspect views over farmers fields beyond.

Council Tax

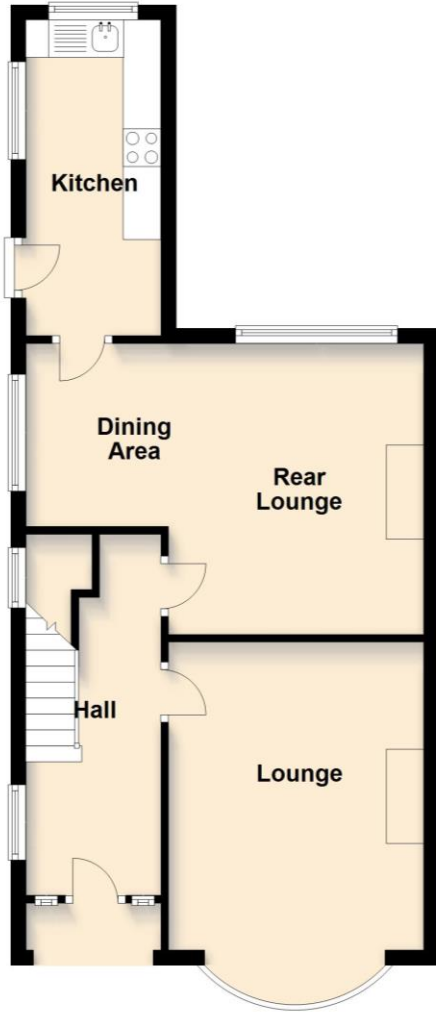
The council tax is West Lancashire MBC Band C

Tenure

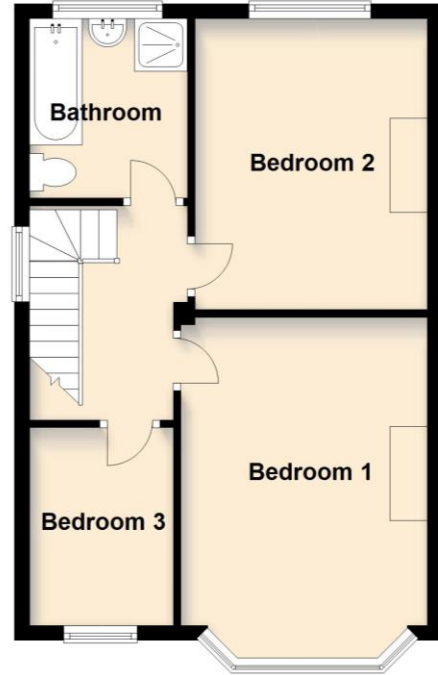
The tenure of the property is Freehold



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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