



**3, Stopgate Lane, Simonswood, L33 4YB**

Asking Price £250,000

*David  
Davies* *Collection*



### 3, Stopgate Lane, Simonswood, L33 4YB

- EPC: D
- Council Tax Band: - West Lancashire B
- Freehold
- Semi Detached Property
- One Reception Room
- Conservatory
- Family Bathroom
- Three Bedrooms
- Paved At The Front And Rear • Garage And Off Road Parking

David Davies Sales & Lettings Agent are delighted to welcome to market this immaculately presented three bedroomed semi-detached home, situated along the highly sought after and semi-rural Stopgate Lane, Simonswood.

The property has undergone extensive work over the last couple of years including full rendering to the front of the property making it real easy on the eye, full UPVC double glazing throughout and high spec conservatory added to the rear with thermal windows, new kitchen, shower room and a transformed rear garden.

The ground floor briefly comprises; Entrance porch, hall with stair access and under stairs storage cupboard, living room, modern fitted kitchen with integrated appliances and a conservatory opening up onto the rear garden.

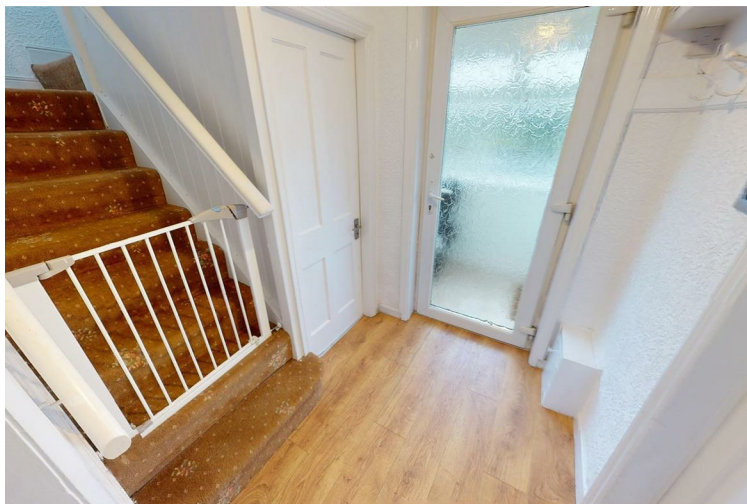
The first floor has three generously sized bedrooms and beautiful views to the front over looking farmland. The modern shower room completes the first floor.

To the front of the property we have driveway parking, detached garage and access to the private rear garden where there is turf laid to lawn and tiles fitted, perfect for seating arrangements and making this the ideal space to relax and unwind or entertaining friends and family.

Simonswood is a charming village and ideal for those wanting a rural feel whilst still benefitting from access to amenities.

It really is the perfect blend of serene countryside living and city convenience with excellent transport links, being just a stone's throw away from Liverpool, Ormskirk, Rainford, and Aughton.

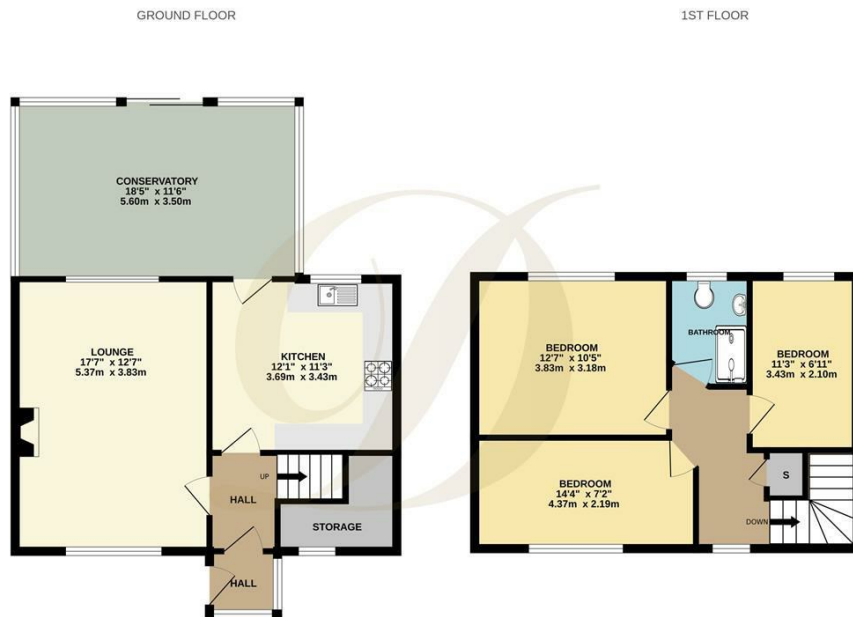
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**David Davies**

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*David Davies*

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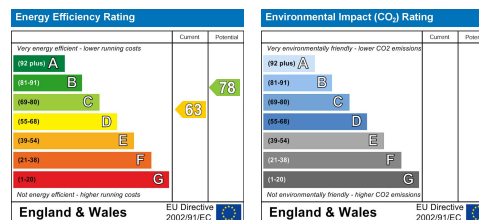
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