



2 Moss Side Cottages, Sineacre Lane, Bickerstaffe, L39 0HR

Offers In Excess Of £475,000

*David
Davies* *Collection*

2 Moss Side Cottages, Sineacre Lane, Rickerstaffe | 39 0HR

- EPC: E
- Council Tax Band - West Lancashire: D
- Freehold
- Extended Cottage
- Stunning Countryside Views
- We Are Advised Two Thirds Of An Acre
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Double Bedrooms
- Three Bathrooms

David Davies Sales & Lettings Agents are delighted to welcome to market this substantial extended three bedroomed character property. Situated on delightful spot on around two thirds of an acre with open aspects over the surrounding countryside.

The accommodation is ideal for the family lifestyle and also lends itself perfectly to those seeking plenty of land in a rural area. The large plot backs onto stunning views where horses roam freely as there are stables situated.

The ground floor briefly comprises; Entrance porch, a cosy snug, a large lounge which is open to the dining room and a gorgeous kitchen with an array of bespoke fitted units, ample workspace, quartz worktops, a breakfast bar, integrated appliances and bi-fold doors out into the gardens. The ground floor living space is completed with a home office, a practical utility room and a handy two-piece cloaks/wc.

To the first floor there are three double bedrooms, an en-suite and a family bathroom. All three bedrooms offer excellent proportions with the master bedroom having a three-piece en-suite shower room, with the two further bedrooms being served by a three-piece bathroom finished in classic white.

The property borders greenbelt countryside and has wonderful open views, the pretty frontage offers ample off-road parking facilities, and the beautiful rear gardens are of an especially good size extending to around two thirds of an acre with swathes of lawn and numerous patio areas for outdoor dining in privacy.

There are also two summer houses, ideal for a home gym and a home office.

EPC: E





Total Approx. Floor Area 1631 Sq.ft. (151.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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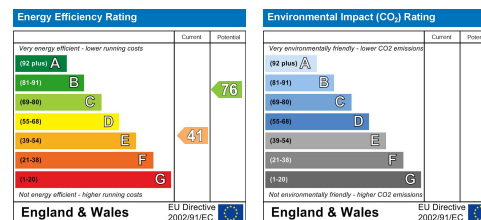
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