



Moor Farm Bungalow 46 School Lane, Haskayne, Lancashire L39 7JG
Reduced To £535,000





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An impressive, much extended and improved detached family home resting on an ample plot in a superb semi-rural location within very close proximity of countryside walks and the motorway network. Viewing is essential to appreciate the size and flexibility of the accommodation on offer.

The property is situated in a prime position in the much sought after Haskayne Village yet is within ease of access to a wealth of amenities. The generous plot provides off road parking for multiple vehicles via a large driveway in addition to a detached garage, whilst well kept private gardens surround.

The internal accommodation briefly comprises; Entrance hallway, large lounge, sitting room, breakfasting kitchen, modern shower suite, dining room, garden room and double bedroom to the ground floor. To the first floor are three further double bedrooms - the master benefitting from walk in wardrobes and en-suite shower room - and family bathroom suite. To the exterior are generous private garden areas to all elevations with countryside views adjacent. Further benefits include; central heating & double glazing throughout.

The property is situated approximately midway between Ormskirk & Formby and is therefore within ease of access of a wealth of local amenities. Both towns have railway station's providing direct access into Liverpool City centre whilst further amenities within a short drive include but are not limited to; shops and schools and a variety of supermarkets, shops, bistro's, bars and restaurants to choose from.

Early viewing is essential to appreciate the size of the accommodation, gardens and flexibility of this superb family home.

DIRECTIONS

From Halsall Village, head South West on New Street and continue onto Southport road. On entering the village at the Kings Arms pub (just before the

canal bridge), turn right onto School Lane. The property can be found on the right hand side of the road and is identified by our for sale board.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door provides access onto the property and all accommodation. Stairs lead to the first floor, timber flooring, coved ceiling and ceiling lighting.

LOUNGE

18'4" x 14'6" plus bay (5.61 x 4.42 plus bay)

A large light and airy room to the front elevation with double glazed bay window to the front elevation and double glazed windows to side. Feature fire set in fire place, radiator panels, timber flooring, coved ceiling, ceiling lighting points & TV point.

SITTING ROOM

14'11" x 11'10" (4.57 x 3.62)

With double glazed windows to the front and side elevations, feature fire and fire place, coved ceiling, radiator panel & ceiling lighting

BEDROOM 4

14'6" x 12'0" (4.42 x 3.66)

A double room to the side elevation with double glazed window, radiator panel and ceiling light.

SHOWER SUITE

9'6" x 8'0" (2.90 x 2.45)

Fitted with a modern and high specification shower suite comprising; double shower cubicle with overhead shower, a range of fitted storage cupboards to

one wall with marble effect surfaces, low level w/c with concealed cistern and vanity wash basin. Heated towel rail, complimentary tiled walls and flooring, recessed spotlighting,

FITTED KITCHEN

20'1" x 12'8" (6.14 x 3.88)

A very spacious breakfasting kitchen to the rear of the property fitted with a comprehensive range of wall and base units with timber doors, contrasting marble effect work surfaces and splash backs. Gas cooker point and extractor chimney, floating island, recessed spot lighting, double glazed windows to two elevations and overlooking the gardens, sink and drainer units.

DINING ROOM

13'7" x 11'2" (4.15 x 3.41)

Open plan dining room leads into the kitchen & garden rooms, timber flooring, radiator panel & ceiling lighting.

GARDEN ROOM

14'6" x 13'7" (4.42 x 4.15)

A light and airy room situated to the rear of the property with double glazed doors and windows to the rear elevation and double glazed windows to the side. Timber flooring, radiator panel & ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

The main stairs lead onto a landing area which in turn provides access to all first floor accommodation.

BEDROOM 1

14'2" x 13'7" (4.33 x 4.15)

Situated to the rear of the property and overlooking the gardens, double glazed window, radiator panel, storage cupboards, ceiling lighting.

EN-SUITE & DRESSING

At the entrance to the main bedroom are several storage cupboards/built in wardrobes.

The bedroom also benefits from a three piece en-suite shower room comprising; shower cubicle with overhead shower and screens, low level w/c, wash basin, double glazed frosted window and ceiling lighting.

BEDROOM 2

15'1" x 12'1" (4.61 x 3.70)

Double glazed window to the side elevation overlooking the local countryside, radiator panel & ceiling lighting.

BEDROOM 3

16'8" max x 13'3" (5.09 max x 4.04)

Double glazed window to the side elevation, radiator panel & ceiling lighting.

BATHROOM

7'1" x 4'6" (2.17 x 1.362)

Fitted with a modern three piece suite comprising; panelled bath with bath/shower mixer, low level w/c and wash basin. ceiling lighting & Velux style sky light.

EXTERIOR

GARDENS

The whole plot extends to an impressive 0.26 acres approx. and provides surrounding gardens to all elevations. The wrap around garden areas are mainly laid to lawn, wall, fence & hedge enclosed with well stocked mature flower, shrub and tree borders. There are open countryside views adjacent to Easterly elevation of the property.

DRIVE & GARAGE

A large sweeping driveway at the front of the property provides excellent off road parking from multiple vehicles. The drive also leads along the immediate side of the property to a double detached garage with up and over door providing additional parking/storage.

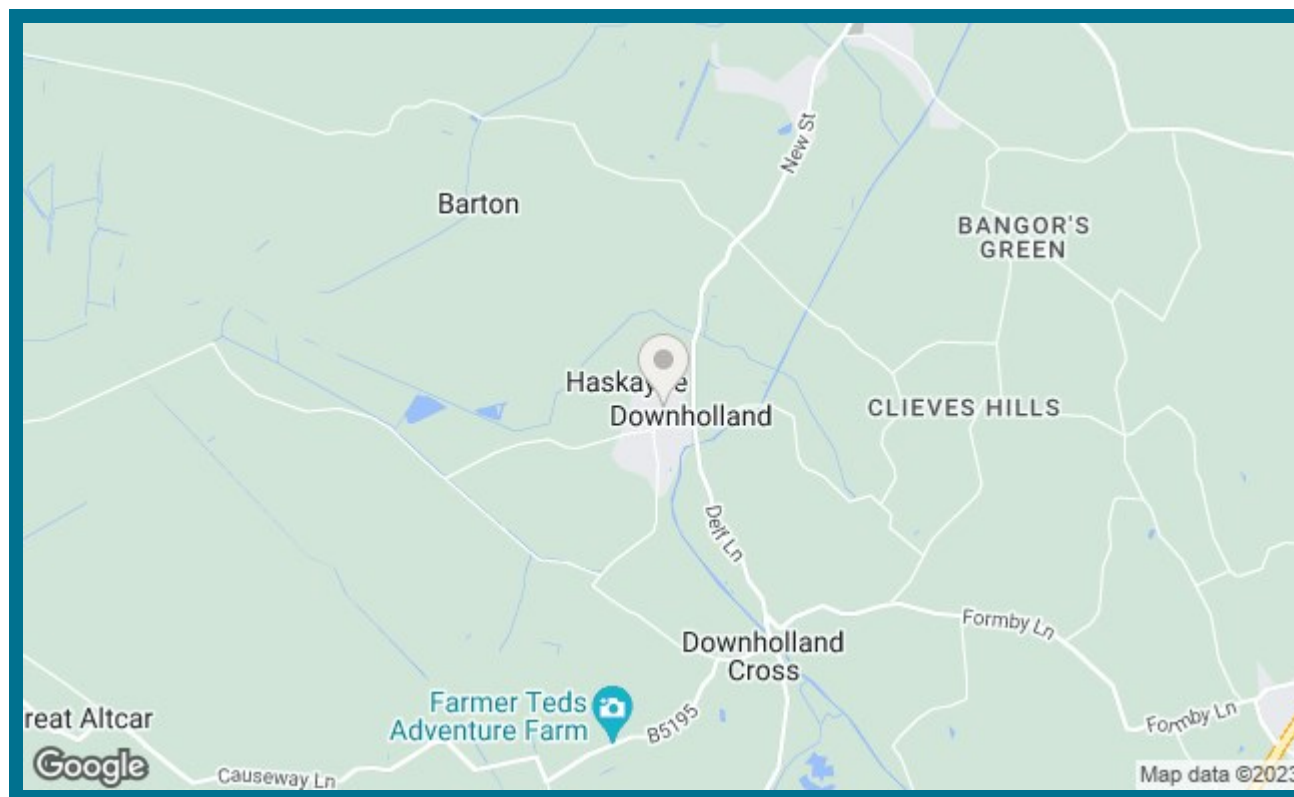
MATERIAL INFORMATION

TENURE; FREEHOLD

CHARGES: NONE

COUNCIL TAX BAND: E

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1600 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 2614 sq.ft. (242.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



