



BRIGHOUSE
WOLFF

4 Cranes Lane, Lathom, Lancashire L40 5UJ
£425,000



Looking to purchase a property with land, stabling and gardens in stunning rural location? Check out this superb home which has no chain delay!!

A substantial 3 bedroom semi-detached family home which is set upon a private road in a sought after rural location with extensive private gardens and paddocks extending to approx. 0.65 acres.

Situated in Lathom on a large open plot of formal gardens, yard, paddocks and stable block, the property enjoys a stunning semi-rural location, whilst being located within ease of access of a variety of local amenities including shops, schools and bus routes. The M58 motorway is located within a short drive and provides excellent road links into Lancashire & Liverpool, whilst both Ormskirk Hospital and Edge Hill University are situated locally.

Lathom is also ideally located close to the ancient market town of Ormskirk, which provides a variety of shops, supermarkets, restaurants, bistro's and bars. Ormskirk Railway & Bus stations both provide direct access into the centres of both Liverpool and Preston.

The main accommodation briefly comprises; entrance hallway, large lounge/diner and modern breakfasting kitchen to the ground floor, whilst to the first floor are three bedrooms and family bathroom suite.

To the exterior of the property are extensive private gardens/stables and paddocks extending to approx. 0.65 acres in total and providing an abundance of peaceful outdoor living space. More than ample parking is provided by a parking area for numerous vehicles.

Further benefits include central heating and double glazing.

Early viewing is essential to fully appreciate the location, land and gardens of this fantastic property!

ACCOMMODATION

PORCH

Entrance door provides access into all accommodation.

HALLWAY

The entrance hallway provides access to all ground floor accommodation, with stairs leading to the first floor.

LOUNGE/DINER

19'1" x 14'0" (5.83 x 4.29)

A well proportioned main reception room situated to the rear of the property with, double glazed windows and double doors, solid fuel log burner set in an Inglenook style fire place, ceiling lighting, tv point, radiator panel.

MODERN FITTED KITCHEN

13'1" x 10'11" (4.01 x 3.34)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, integrated hob with stainless steel extractor chimney, sink & drainer unit, plumbing for washing machine, double glazed window to the front aspect.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a landing area which provides access to all first floor accommodation.

BEDROOM 1

12'8" x 11'1" (3.87 x 3.39)

Double glazed window to the front elevation overlooking fields and surrounding countryside, radiator panel & ceiling lighting

BEDROOM 2

14'3" x 11'5" (4.35 x 3.49)

Double glazed window to the rear elevation overlooking the private land/gardens and surrounding countryside beyond, radiator panel & ceiling lighting

BEDROOM 3

11'2" x 7'5" (3.42 x 2.28)

Double glazed window to the rear elevation overlooking fields and surrounding countryside, radiator panel & ceiling lighting

BATHROOM SUITE

6'6" x 6'4" (2.00 x 1.95)

Fitted with a modern three piece suite comprising; panelled bath with overhead shower and screen, wash basin, low level wc, partially tiled wall, ceiling lighting, double glazed window.

EXTERIOR

DRIVE & PARKING

A driveway leads from the front of the property to a large gravelled area situated to the side of the main house which provides parking for several vehicles.

GARDENS

The property has a long hedge and wall enclosed garden area directly to the front which is mainly laid to lawn with ornamental flower & shrub borders and gates to the front & side aspects.

STABLE BLOCK

Adjacent to the parking area sits a large timber stable building with four separate stables within.

PADDOCKS

The paddock areas are split into three separate enclosed areas with fencing and five bar gates linking each together.

MATERIAL INFORMATION

COUNCIL TAX BAND

West Lancs. Council 2024/25

Band: D

TENURE

FREEHOLD

CONSTRUCTION

Traditional brick with a pitched roof.

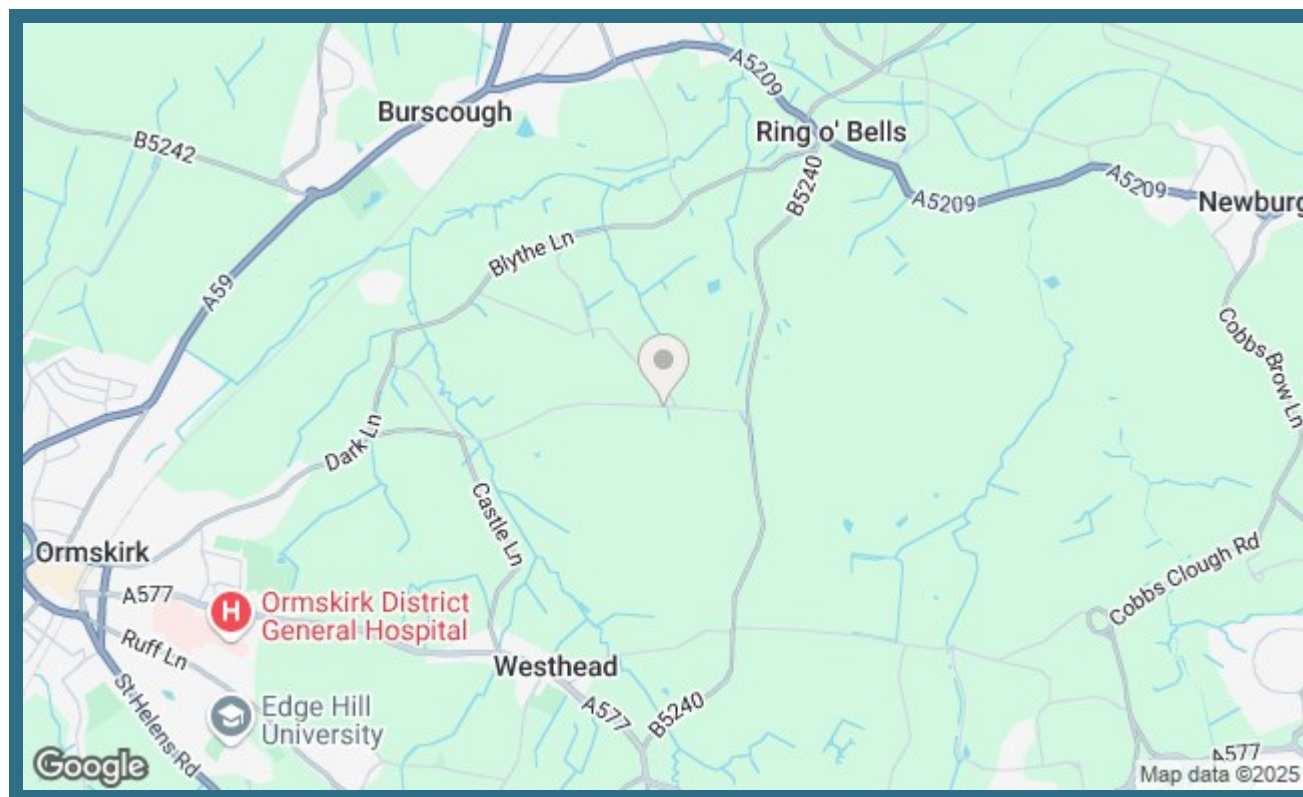
MOBILE & BROADBAND

Superfast Broadband is available:

Highest available download speed: 33 Mbps Highest available upload speed: 7 Mbps

Mobile: Limited/Likely. Please check provider as some are listed as having none.

Data From Ofcom



Important Information

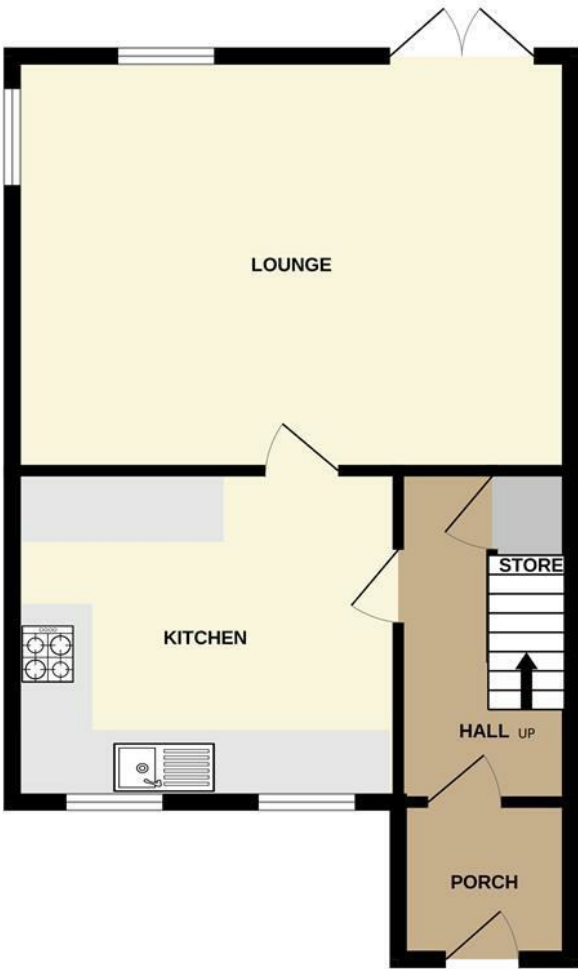
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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		92
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



