



Briars Lane

Presenting this fabulous property which has so much to offer with even more potential than what's to show.

This great sized Semi Detached house comprises of entrance hall, kitchen, breakfast room, utility/cloak, office and open plan lounge into dining on the ground floor with five well proportioned bedrooms, En-suite and family bathroom on the first floor. The external of the property offers even more with private gated driveway, detached double garage and large rear garden with a bonus plot of land beyond the garden.

Located on 'Briars Lane' this semi rural property is within walking distance of the Leeds to Liverpool canal so think about Sunday walks and country pubs.

Viewings are a must to fully appreciate what this property offers. Marketed with NO ONWARDS CHAIN.

Council Tax band: F

Tenure: Freehold

- Five Bedrooms
- Open Plan Lounge Dining
- Office & Utility Room
- Family Bathroom & En-Suite
- Electric Gated Access
- Double Detached Garage
- Large Enclosed Rear Garden With An Additional 1.5 Acre Plot Of Land
- NO ONWARDS CHAIN



Entrance Hall

Front door to hall, with doors leading to kitchen, utility, office and lounge. stairs to 1st floor. Tiled flooring.

Utility/WC

5' 6" x 7' 7" (1.68m x 2.30m)

Two piece suite comprising low level WC and pedestal wash hand basin. Tiled flooring. Plumbed for washing machine and space for dryer.

Lounge

14' 6" x 22' 7" (4.42m x 6.88m)

Open plan into dining area with step up. Feature fireplace with wood burner, sliding patio doors in to rear gardens and window to front. Tiled flooring.

Dining

10' 10" x 12' 8" (3.31m x 3.87m)

Window to rear and hatch window into kitchen. Parquet flooring.

Kitchen

12' 2" x 11' 9" (3.70m x 3.59m)

An excellent range of eye and low level units incorporating 1 & 1/2 stainless steel sink. Built in induction hob with canopy style extractor over and built in double oven. Integrated fridge freezer and dishwasher. Tiled flooring. Opens into Breakfast Room.

Breakfast Area

11' 6" x 7' 2" (3.50m x 2.19m)

Tiled flooring and windows to side and rear with door leading to rear garden patio.

Office

10' 6" x 7' 5" (3.21m x 2.27m)

Window to front.

Bedroom One

14' 8" x 9' 11" (4.46m x 3.03m)

Window to rear and door into En-Suite. Fitted wardrobes and draws.



En-Suite

3' 11" x 6' 0" (1.19m x 1.84m)

Three piece suite comprising double shower cubicle with mixer shower over, vanity wash hand basin and low level WC. Heated towel rail.

Bedroom Two

14' 6" x 8' 6" (4.42m x 2.60m)

Window to front. Built in storage cupboards.

Bedroom Three

12' 4" x 10' 10" (3.75m x 3.30m)

Window to rear. Built in storage cupboard/wardrobe.

Bedroom Four

4' 1" x 7' 11" (1.25m x 2.42m)

Window to front.

Bedroom Five

12' 5" x 11' 0" (3.79m x 3.35m)

Window to rear.

Bathroom

7' 10" x 10' 7" (2.38m x 3.22m)

Four piece suite comprising of a freestanding bath, double vanity wash hand basins and low level WC. Heated towel rail and fully tiled walls and flooring. Window to front.

Garage

Double detached garage with up and over doors to front, rear window and door to side leading into rear garden.

Front Garden

Electric gate access to front and gravel driveway with planted borders to front of house.

Garden - Large and enclosed rear garden with good sized patio area not overlooked and steps leading to large lawn with pond and chicken coop towards rear. Mature plants and trees surrounding the garden. Gated access to rear of garden leading to an enclosed field which adds 1.5 acres to this generous plot.





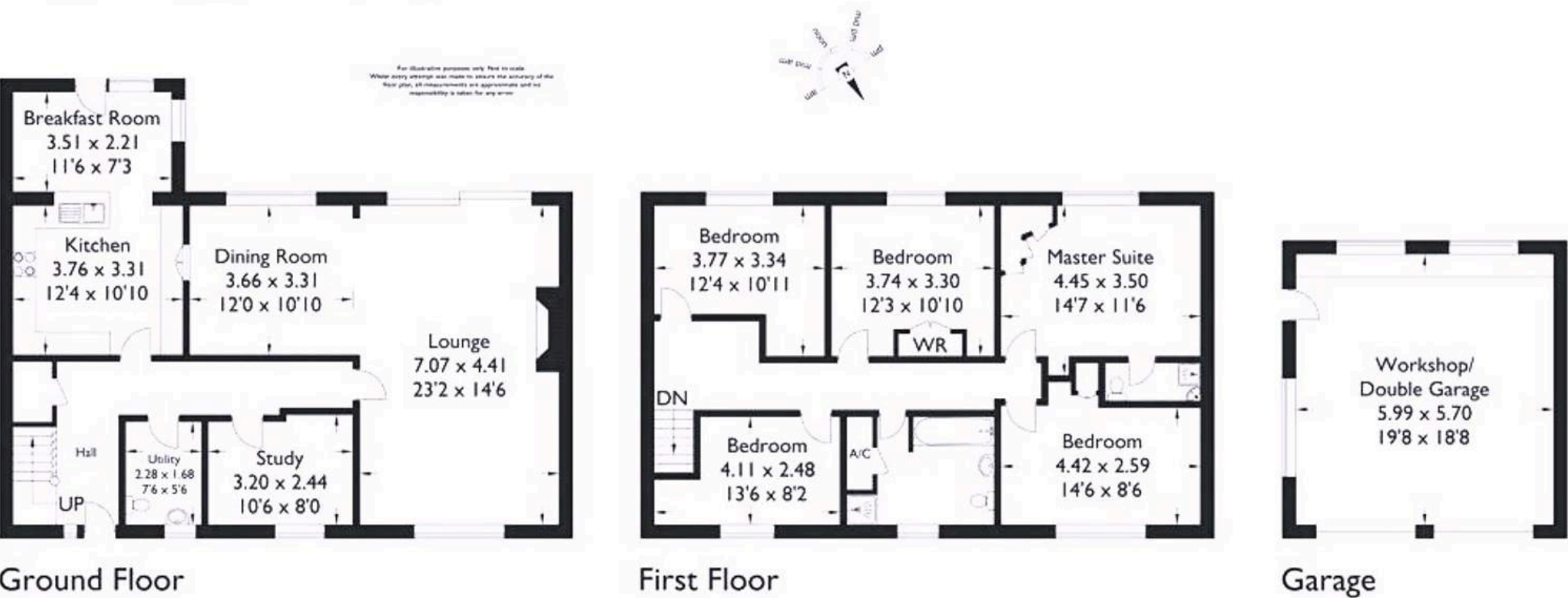








Approximate Gross Internal Area : 179.61 sq m / 1933.30 sq ft
Garage : 34.14 sq m / 367.47 sq ft
Total : 213.75 sq m / 2300.78 sq ft





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