



Knowsley Lane, Knowsley,

Price £370,000



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Cottage, Knowsley Lane, Knowsley, Prescott, Merseyside

Price £370,000

THEY SAY MONEY CAN'T BUY HAPPINESS BUT A PROPERTY LIKE THIS WILL HAVE YOU CONVINCED OTHERWISE! Modernised over the past few years but originally built CIRCA 1800s the property sits proudly in the middle of a wrap plot spanning over approximately 1/3 of an acre. All the refurbishment has been completed to a very high standard and does create a lovely feel when you walk through the door for the first time. The accommodation downstairs comprises of an entrance hall, two reception rooms and a kitchen/diner. Upstairs are three bedrooms and a family bathroom. Externally are sweeping gardens, out buildings and off road parking. The location is ideal for onward travel by road, rail or bus. CALL US NOW! Awaiting EPC

GROUND FLOOR

ENTRANCE HALL

Tiled flooring, stairs to access the first floor and a gas central heating radiator. Exposed ceiling beams.

FRONT RECEPTION ROOM

3.90m x 2.80m (12'9" x 9'2")

Double glazed window with a side facing aspect, carpeted flooring and a gas central heating radiator.

REAR RECEPTION ROOM

5.00m x 4.30m (16'5" x 14'1")

Double glazed window with a side facing aspect, carpeted flooring and a gas central heating radiator. French doors to access the rear garden. Dual fuel burning fire with surround. Exposed ceiling beams.

KITCHEN/BREAKFAST ROOM

6.10m x 2.30m (20'0" x 7'7")

Double glazed window with a side facing aspect, tiled flooring and part tiled walls. Gas central heating radiator. Door to access the rear garden. Exposed ceiling beams. Range cooker with oven, grill and extraction point. Ceiling spot lights.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring and built in wardrobes/storage cupboards. Doors to access the first floor accommodation.

BEDROOM ONE

3.30m x 3.90m (10'10" x 12'9")

Double glazed window with a front facing aspect, carpeted flooring and a gas central heating radiator.

BEDROOM TWO

4.00m x 3.00m (13'2" x 9'10")

Double glazed window with a side facing aspect, carpeted flooring and a gas central heating radiator. Built in wardrobe spaces. Hatch to access the loft space.

BEDROOM THREE

2.50m x 2.30m (8'2" x 7'7")

Double glazed window with a rear facing aspect, carpeted flooring and a gas central heating radiator. Built in wardrobes.

BATHROOM

Double glazed window with a side facing aspect, tiled flooring and fully tiled walls. Gas central heating radiator and under floor heating. Claw foot bath, high level WC, Pedestal sink and a shower cubicle. Ceiling spot lights.

EXTERNAL

FRONT GARDEN

Off road parking

GARDENS

Generous gardens comprising of landscaped laid to lawn, bordered and patio areas.

ATTACHED OUTBUILDING

Historically an external WC, now utilized as a storage bunker.

DETACHED OUTBUILDING

With double glazed windows and door.



For full EPC please contact the branch

