

FOR SALE

18, Rainford Road, Bickerstaffe, L39 0HE



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Exceptional 19th century cottage offering spacious and character-filled accommodation in prime semi-rural location.



- Extended & much-improved cottage
- Prime location with open aspects
- Outbuilding & lots of internal storage
- 2 bedrooms / 2 bathrooms / 2 receptions
- Generous sun-filled gardens
- Superb 613 SQ.FT. garage & workshop
- Stunning living and dining kitchen
- 2260 SQ.FT. in total

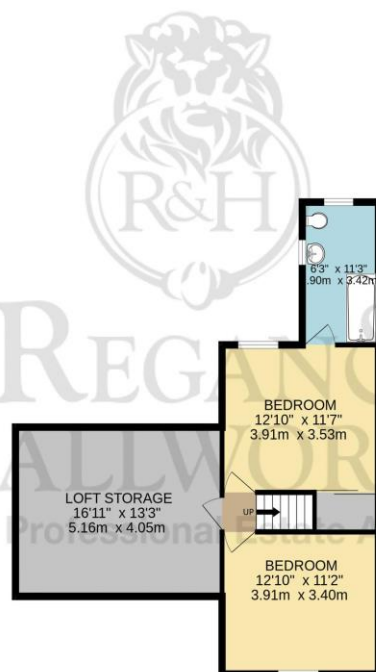
Meticulously extended and thoughtfully renovated by its previous owners, this 19th century cottage on Rainford Road offers so much more than its charming, chocolate-box exterior suggests. Boasting proportions larger than most three-bedroom homes, this residence has been reimagined to deliver luxurious two-bedroom living. The layout provides an abundance of living and entertaining space, highlighted by a stunning open plan living and dining kitchen with a central feature fireplace and multi-fuel fire, two charming reception rooms brimming with character, a bespoke fitted utility room & full-sized bathroom on the ground floor. Upstairs there are two double bedrooms, an ensuite bathroom off the rear bedroom plus a large loft space over the kitchen accessed through a door on the landing which provides valuable storage. We are advised that the kitchen extension was built with suitable footings to build a full floor above providing potential to extend and convert the side of the house to create extra bedrooms and/or bathrooms (subject to necessary planning approval). Benefiting from good quality double glazing and a smart engineered heating system comprising conventional central heating with radiators in the old part of the house and piped underfloor heating in the new extension - this is now very much a house built and designed for 21st century living. This exceptional home is sure to appeal to a broad spectrum of buyers seeking spacious, stylish, and character-filled accommodation. The exterior space is equally impressive, featuring extensive gardens to the front, side, and rear, complemented by various high-quality outbuildings, including a outside toilet and a substantial new garage built to fit a caravan or mobile home and incorporating a superb, well-equipped workshop area.



GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.

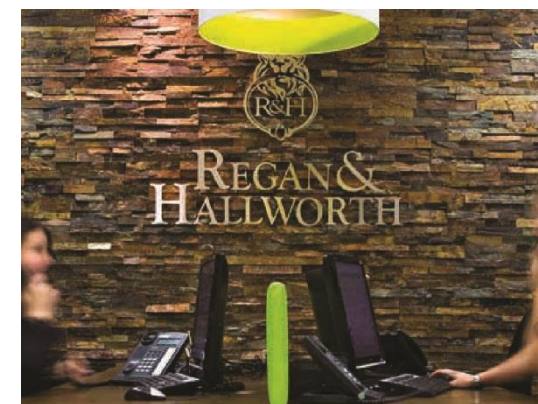


GARAGE
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (210.0 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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