



# STAPLETON DERBY



## Sandy Brow Lane, Liverpool, L33 3AE

### Offers In The Region Of £525,000



Stapleton Derby are delighted to offer for sale this large, individual character family home situated down a quiet country lane and surrounded by open countryside. Sitting on a large plot surrounded by gardens and then open fields beyond, the spacious versatile accommodation makes this a fantastic home for the growing family wanting a rural feel.

Briefly comprising entrance porch, leading to large hallway, spacious lounge with real stone fire, open plan dining room/ lounge area with log burners, modern fitted kitchen boasting a range of wall, base and drawer units along with integral appliances overlooking the large rear garden with utility and downstairs w/c. To the first floor there are three bedrooms with two having fitted wardrobes, the master with stunning views across open farmland. The modern family bathroom has a large bath, separate shower unit, w/c and sink unit.

Externally the property has a good-sized front garden, with a large driveway and off road parking. The rear garden has a patio area but also a large lawn area. Also, an outbuilding lies to the side of the house which can be used as a cattery big enough to house 60 cats.

Viewings are highly recommended to appreciate all that is on offer with this lovely character home.



- THREE BEDROOMS
- LARGE GARDENS TO THE FRONT AND REAR
- LARGE CATTERY
- PORCH
- FREEHOLD
- DETACHED
- DOWNSTAIRS W/C
- SPACIOUS FAMILY BATHROOM
- STUNNING LOCATION
- VIEWING HIGHLY RECOMMENDED

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)