

FOR SALE

Glendale, Vale Lane, Ormskirk, L40 6JH

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



Glendale, Vale Lane, Ormskirk, L40 6JH

A premium country cottage providing around 1,700 sq ft of character-filled accommodation



- Character filled extended cottage
- 3 double bedrooms / 2 bathrooms
- Lounge & Dining room
- Garage & outbuildings
- Rural setting & views
- Orangery / Sitting room
- Gorgeous gardens to 3 sides
- 1702 SQ.FT.

Located along the peaceful, tree-lined Vale Lane in Lathom, this charming three-bedroom country cottage has been skillfully extended and upgraded to boast a substantial amount of internal living space brimming with character and charm. Totaling just over 1,700 square feet it offers exceptional living space, comfort and an idyllic rural lifestyle without sacrificing everyday convenience. With well-regarded local schools nearby and Ormskirk, Burscough and Parbold just minutes away, it's a home perfectly placed for growing families. Set behind a gated access with generous gardens to front, side and rear extending to approximately 0.2 acre, the plot provides a wonderful outdoor environment for children to explore, play and grow, while parents can enjoy open countryside views and a strong sense of privacy. From garden games and summer barbecues to quiet evenings in the sheltered courtyard or sat around the garden pond, all the outdoor space has been thoughtfully shaped for family life whilst outbuildings offer flexibility for storage, hobbies or a home workspace. Inside, the home is warm and welcoming, designed around shared family moments. A bay-fronted lounge with a log-burning fireplace creates a cosy heart to the home, flowing into a spacious dining room ideal for family meals and celebrations. The well-appointed kitchen, centred around a traditional Rayburn/AGA and complemented by granite worktops, is a natural gathering space, while the light-filled orangery provides a relaxed setting for everyday living, homework or play, with direct access to the garden. Upstairs, three well-proportioned bedrooms offer comfortable retreats for all the family, with the principal bedroom benefitting from an en-suite and a modern family bathroom serving the remaining rooms. Ample parking, a garage and excellent transport links via the M58 and local rail network ensure daily routines and commuting are easily managed. A home that delivers space to grow, freedom to play and a gorgeous rural setting that truly supports family life.



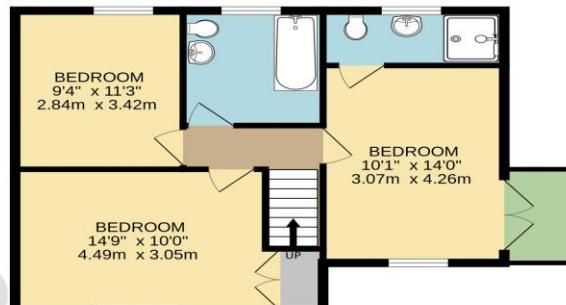


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GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



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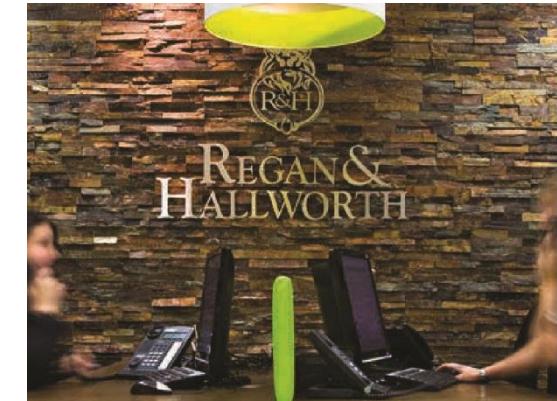
TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan, completeness, measurements of doors, windows, stairs and 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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