



TRACY PHILLIPS

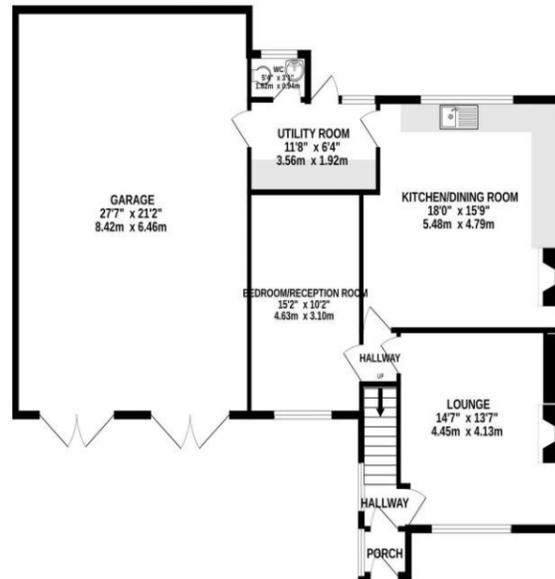
Estates



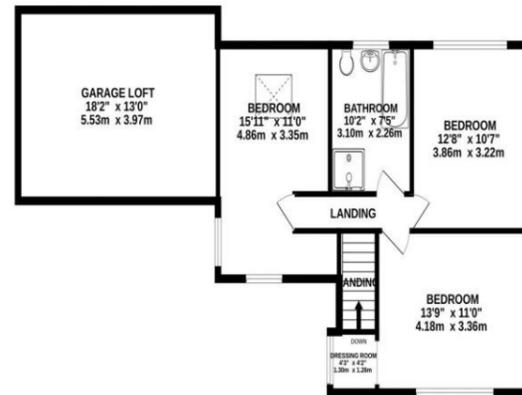
TRACY PHILLIPS

Estates

GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (201.0 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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Offers In The Region Of £300,000

Liverpool Road, Bickerstaffe L39 0EF



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Dating back to 1899, this characterful four-bedroom semi-detached home occupies a generous 0.3 acre plot in the sought-after village of Bickerstaffe. Surrounded by open farmland and enjoying countryside views in every direction, the property offers a wonderful sense of peace and privacy while remaining conveniently positioned for local amenities and commuter links. **The property offers tremendous potential but requires work and modernisation.**

An arched double wooden front door opens into a welcoming vestibule and hallway. To the front elevation is a cosy lounge featuring a log-burning stove. A second spacious reception room to the front offers flexible accommodation and could equally serve as a ground floor bedroom if required. An inner hallway provides useful under-stairs storage and leads through to the heart of the home — a substantial dining kitchen fitted with a range of units and complemented by a further wood-burning stove. Additional ground floor accommodation includes a practical utility room with plumbing for a washing machine and dryer, a cloakroom fitted with WC and wash basin, and integral access to the very large double garage. To the first floor, the generous landing gives access to four large double bedrooms. One bedroom enjoys windows to two elevations, creating a bright and airy space. The front bedroom benefits from fitted wardrobes, while a further large bedroom overlooks the rear. The family bathroom is fitted with a bath, separate shower, WC and wash basin.

Externally, the property sits within approximately 0.3 acres and is bordered by a brook, enhancing the idyllic rural setting. A breeze block outbuilding provides useful additional storage. The home is warmed by LPG and benefits from a newly installed water treatment plant shared with the neighbouring property. Offered to the market with **no onward chain**, this charming period home combines countryside living with excellent accessibility.

The property is ideally located near Rainford, offering a range of shops, schools and everyday facilities, while Ormskirk town centre is also within easy reach. Excellent transport links are available via the nearby M58 motorway and M6 motorway, making this an ideal location for commuters. Early viewing is highly recommended to fully appreciate the space, character, and outstanding rural position, as well as the potential for renovation and modernisation this home offers.

