

BRIGHOUSE WOLFF

Hawthorne Cottage Prescot Road, Melling, L31 1AN

£325,000









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A 4 bedroom semi-detached cottage which is set in an very popular semi-rural location with excellent transport links.

The property is situated upon Prescot Road, Melling and enjoys countryside views to the front, whilst being within easy access of a wealth of amenities. Transport links are provided by the nearby M58 Motorway which provides access into Liverpool, Merseyside and Lancashire.

Local amenities include shops, petrol station and fast food restaurants, whilst Maghull town centre with it's variety of shops, restaurants, bistros and bars is also situated within a short drive. The historic market town of Ormskirk is located within 4.5 miles to the North.

The accommodation which has been sympathetically extended to provide a light and flexible layout briefly comprises; garden room/entrance, lounge, fitted kitchen, utility room, shower/wet room & bedroom 4/living room to the ground floor. To the first floor are three bedrooms & wc suite, whilst to the exterior are larger than anticipated well proportioned garden areas to the front, side and rear which extend to approx. 0.17 acres. along with driveway parking and a large workshop.

The property further benefits from an central heating system & double glazed windows.

Please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

GARDEN ROOM
22'11"x 7'0" (7.01x 2.15)
Situated to the front of the property, with front entrance door, windows and ceiling lighting. Provides access into further accommodation.

LOUNGE
16'6" max x 12'0" (5.05 max x 3.67)
Windows to the front and rear elevations, timbre flooring, feature fire and fire place, tv point, radiator panel & ceiling lighting.

DINING KITCHEN
15'5" x 11'6" (4.70 x 3.51)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, ceramic hob and integrated oven, plumbing for dishwasher and washing machine, sink & drainer unit, double glazed window to the front and double doors lead into the rear gardens.

UTILITY ROOM
7'2" x 6'6" (2.20 x 2.00)
Wall hung combination boiler, window to the rear aspect, access to the ground floor wet room and bedroom/living room

WET ROOM
7'4" x 7'2" (2.25 x 2.20)
Fitted with a modern three piece shower suite comprising; wet room enclosure with level access access, partially tiled walls and overhead electric shower, low level wc, wash basin, double glazed frosted window and ceiling lighting

BEDROOM/LIVING ROOM
14'1" x 7'0" (4.31 x 2.15)
With window to the front elevation and double glazed double doors leading into the gardens to the rear. Radiator panel, ceiling lighting with fan.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the landing area which in turn provides access to all first floor accommodation.

BEDROOM 1
15'10" x 13'8" (4.85 x 4.19)
A large main bedroom with double glazed windows to the front, side and rear elevations, built in storage cupboards, radiator panel and ceiling lighting.

BEDROOM 2
12'0" x 6'10" (3.67 x 2.10)
Double glazed window to the front elevation, radiator panel and ceiling lighting.

BEDROOM 3
11'9" max x 8'7" (3.60 max x 2.62)
Double glazed window to the front elevation, radiator panel and ceiling lighting.

FIRST FLOOR WC
Fitted with a white two piece suite comprising; low level wc & wash basin, ceiling lighting.

EXTERIOR

GARDENS
The house is set upon a larger than anticipated plot of approx. 0.17 acres of gardens, with the majority facing in a sunny southerly direction. The gardens extend to the front, side and rear of the property.

PARKING
The property is located just off Prescot Road in a small cul-de-sac/siding. A flagged driveway provides a more than ample off road parking area. A large workshop with concrete base is located within the side garden which was previously used for car repairs and DIY projects and presents further potential to the purchaser.

MATERIAL INFORMATION

TENURE
Freehold

COUNCIL TAX
Sefton Council.

Band: A.

From Gov.uk website.

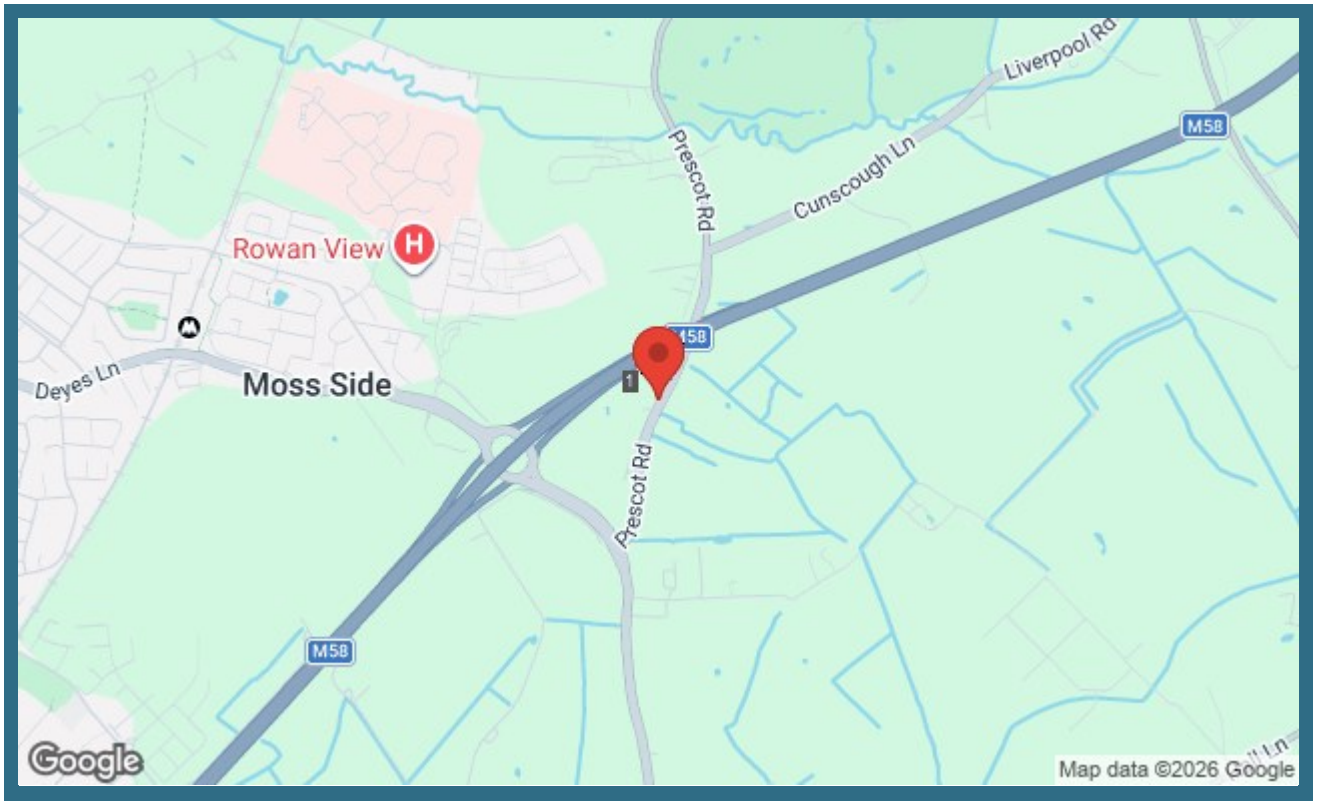
MOBILE & BROADBAND
Broadband.

Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

Mobile Signal.

EE - Good outdoor & in-home.
O2, Vodaphone & Three - Good outdoor, variable in-home.
(Ofcom website).

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.

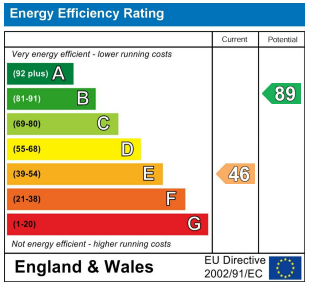


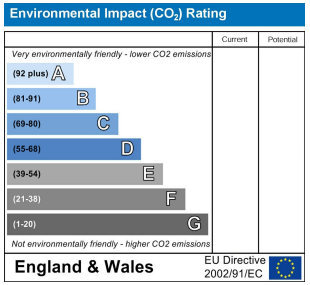
1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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Holly Cottage
Wayside Stores
Hawthorne Cottage
Mast
communication)
Garage
Drain

