

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

Wainwright  
Edwards  
**TO LET**  
01772 814863



£2,250 Per Calendar Month

1 Haydock Barn School Lane, Burscough, Ormskirk, Lancashire, 3



## 140 4AF PROPERTY SUMMARY

Immaculately presented 3 bedroom converted barn. The accommodation comprises of entrance hall leading to a large family kitchen diner with separate utility room and sliding doors leading to the garden. There are 2 large reception rooms and a downstairs WC. Upstairs there are 3 double bedrooms, a family bathroom and separate shower room. Separate large office/gym.

The property benefits from gas central heating and double glazing.

The property has wrap around gardens and also an outside garden room that is currently used as a home office which is fitted with air conditioning unit for use all the year round.

Close to local schools, shops and amenities.





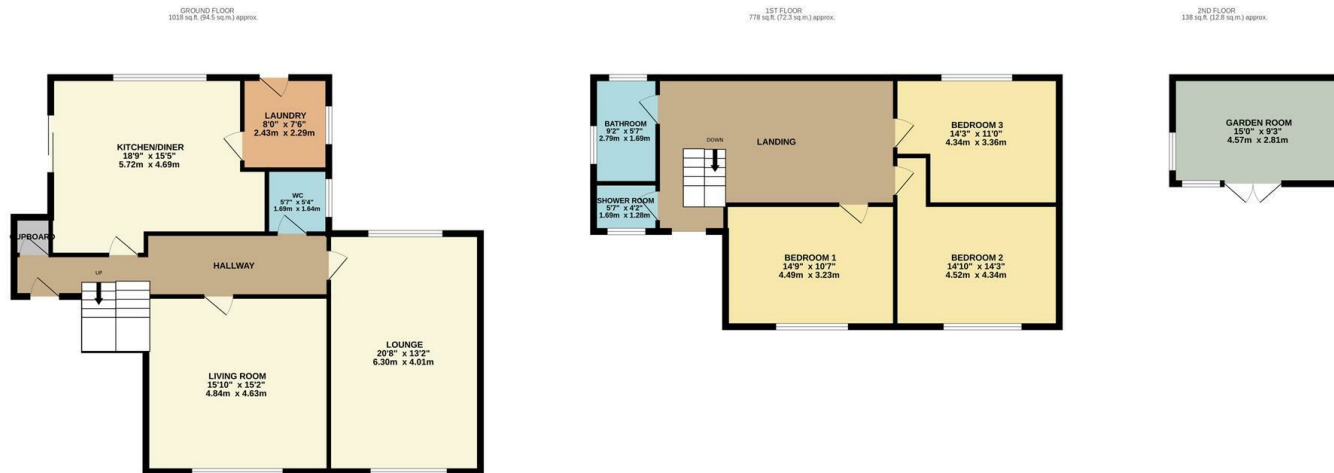
## LOCAL AUTHORITY

West Lancs

## TENURE

## COUNCIL TAX BAND

F



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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### OFFICE ADDRESS

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### CONTACT

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