BRIGHOUSE
WOLFF

70 School Lane, Downholland, Lancs. L39 7JG

Reduced To £219,950

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An extended three bedroom semi-detached family home with NO CHAIN DELAY, which is located in a sought after semi-rural village location within very close proximity of fabulous countryside walks and The West Lancashire Coastal Plain. The property is situated in a prime position in the centre of the village and is within easy access of a wealth of amenities.

The village is situated approximately midway between Ormskirk & Formby and is therefore within ease of access of a wealth of local amenities. Both towns have railway station's providing direct access into Liverpool City centre and beyond, whilst further amenities within a short drive include but are not limited to; shops and schools and a variety of supermarkets, shops, bistro's, bars and restaurants to choose from.

The well proportioned accommodation briefly comprises; Porch, entrance hallway, lounge, dining room, fitted kitchen, sitting room and wc to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are generous private garden areas to both front and rear -the rear being particularly impressive and facing in a sunny westerly direction - and off road driveway parking.

Further benefits include but are not limited to central heating, majority double glazed windows and No Further Chain Delay.

Please contact us today on 01695 580801 to arrange a convenient time to view.

ACCOMMODATION

PORCH
A covered open porch area leads into the main porch. which provides the principal access into the property.

ENTRANCE HALLWAY
Stairs lead to the first floor, internal door access to ground floor accommodation.

LOUNGE
12'0" plus bay x 12'4" (3.66 plus bay x 3.76)
Bay window to the front elevation, electric fire set in stone built fire place, radiator panel, tv point, coved ceiling & ceiling lighting

DINING ROOM
9'6" x 9'6" (2.91 x 2.90)
Window to the rear elevation, radiator panel, coved ceiling & ceiling lighting.

FITTED KITCHEN
10'7" plus alcove x 10'6" (3.23 plus alcove x 3.22)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring, electric cooker point, stainless steel sink and drainer unit, window overlooking the gardens, doors leading into the dining room and extension/sitting room.

SITTING ROOM / EXTENSION
15'3" x 5'11" (4.65 x 1.81)
Situated to the side of the property with windows to the front and side elevations, radiator panel & ceiling lighting.

WC
Low level wc and ceiling lighting

FIRST FLOOR

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

BEDROOM 1
12'0" plus bay x 10'4" (3.66 plus bay x 3.16)
A spacious double bedroom situated to the front elevation with bay window, a range of fitted wardrobes, radiator panel & ceiling lighting.

BEDROOM 2
10'9" x 10'4" (3.28 x 3.16)
A spacious double bedroom situated to the rear of the house with window, radiator panel & ceiling lighting.

BEDROOM 3
9'1" max x 8'2" (2.77 max x 2.50)
Window to the front elevation, radiator panel & ceiling lighting.

BATHROOM SUITE
Fitted with a two piece bathroom suite comprising; panelled bath, wash basin, partially tiled elevations and ceiling lighting.

WC
Low level wc, frosted window, ceiling light point.

EXTERIOR

PARKING
A driveway with double gated access provides plentiful off road parking.

GARDENS
The front garden area is hedge enclosed, mainly laid to lawn with ornamental borders.

The rear garden area faces in a sunny Westerly direction, is fence and hedge enclosed, block paved patio and pathways and mature and well stocked flower and shrub borders throughout.

MATERIAL INFORMATION

TENURE
FREEHOLD.

Not yet registered with HM Land Registry.

COUNCIL TAX
West Lancs. Council 2025/26.

Band: B
Charge: £1,854.83

MOBILE & BROADBAND
BRAODBAND: Ultrafast Highest available download speed: 1800 Mbps
Highest available upload speed: 220 Mbps

MOBILE SIGNAL: Good outdoor & in-home.

(Ofcom)

CONSTRUCTION
Traditional brick with a pitched roof

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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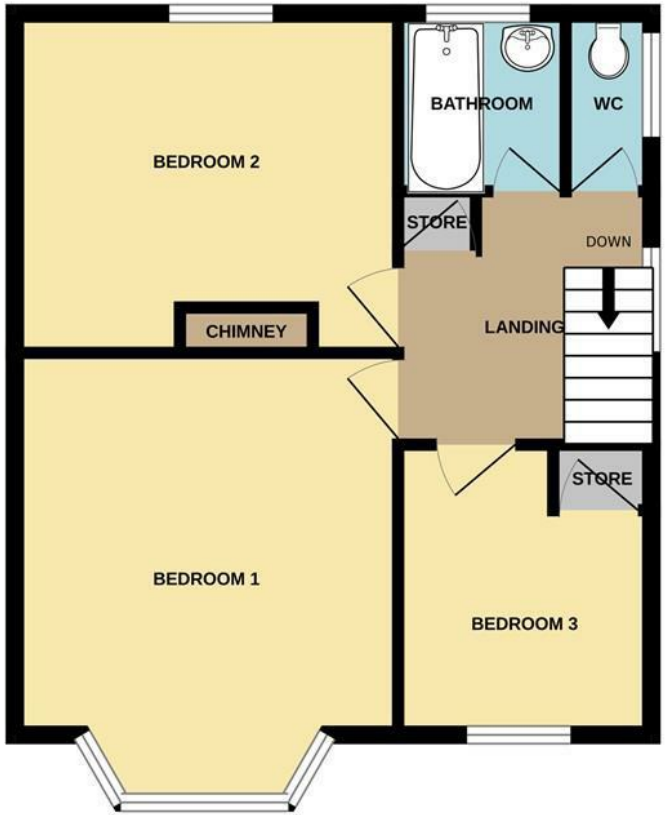
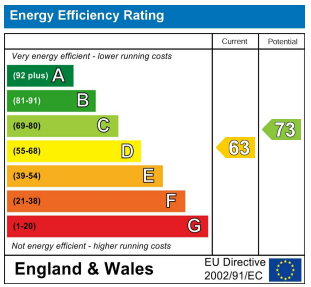
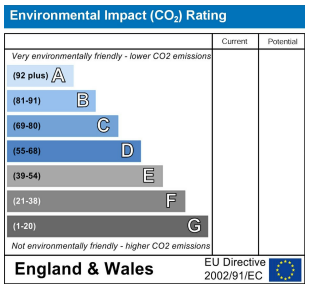
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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