

ABODE

SALES & LETTINGS

2 SEFTON ROAD
ORRELL
WN5 8UP



Property Description

A property with space, setting and exciting potential.

Occupying an unusually generous plot in an established residential position in Shevington, 106 Miles Lane is a two-bedroom dormer-style semi-detached home that offers considerably more than its bedroom count might initially suggest. With generous gardens, a private driveway, garage and an enviable open outlook over adjoining farmland to the rear, this is a home that provides a wonderful combination of space and opportunity.

The property is approached via the substantial front garden and private driveway, with the generous plot immediately giving a sense that this is something a little different. Internally, the accommodation is arranged over two floors and offers a surprisingly spacious layout, with the added benefit of a large conservatory overlooking the rear garden.

On entering the property, there is a welcoming entrance leading through to a spacious lounge, providing a comfortable principal reception room with plenty of scope for the next owner to personalise and modernise. The fitted kitchen/diner offers a practical space for everyday living and entertaining, while the substantial conservatory provides a valuable additional reception area and enjoys views across the rear garden.

A family bathroom completes the ground floor accommodation, while to the first floor are two well-proportioned bedrooms. The dormer-style configuration makes particularly good use of the available space and provides comfortable bedroom accommodation with plenty of potential for further personalisation.

Outside, the property truly comes into its own. The generous plot provides substantial gardens to both the front and rear, with the rear garden being a particular highlight. Beyond the garden are open views across adjoining farmland, creating an enviable sense of space and providing a picturesque rural backdrop that is increasingly difficult to find.

The private driveway offers ample parking and leads to the garage, while the gardens themselves provide considerable flexibility for outdoor entertaining, family use, gardening or simply enjoying the peaceful surroundings.

For those looking for a home with scope to modernise and make their own, 106 Miles Lane offers an excellent opportunity. The existing accommodation provides a solid foundation, whilst the size of the plot, the garage and driveway, and most importantly the open outlook to the rear, give the property qualities that would be difficult to recreate.

Whether you are looking for a home that you can gradually improve and put your own stamp on, or simply value having generous outside space and an open rural outlook, this property offers an exciting proposition.

With its combination of space, plot, views and potential, 106 Miles Lane is an individual home in an enviable setting and one that could become something truly special with the right vision.

Early viewing is highly recommended.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to ?125,000. From ?125,001 to ?250,000 - 2% of Purchase Price. From ?250,001 to ?925,000 - 5% of Purchase Price. From ?925,001 to ?1.5 million - 10% of Purchase Price. From ?1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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