



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

**£199,950**

**20 Long Lane, Southport, PR9 8EX**

2  1  2  E 

### PROPERTY SUMMARY

An excellent opportunity to purchase an extended family home on substantial private plot. The spacious accommodation comprises open plan family room incorporating large lounge area, dining area and home office space. The open plan kitchen is well appointed with breakfast bar and walk in pantry. To the rear of the property is a stunning garden room with patio doors leading to mature private gardens. To the first floor there are two double bedrooms, bathroom with four piece suite and staircase leading to loft room ( currently used as a double bedroom).The property benefits from gas central heating, double glazing and off street parking for several vehicles. Internal inspection recommended to appreciate the extent of the property.







## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

A

| 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>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 53      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.

### OFFICE ADDRESS

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### CONTACT

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