



- Click video for Key Facts
- 3/4 bedroom End Terrace Cottage
- Extra adjacent plot of land
  - Total 1/5th acre
  - 2 Reception rooms
- Open views across farmland to Winter Hill

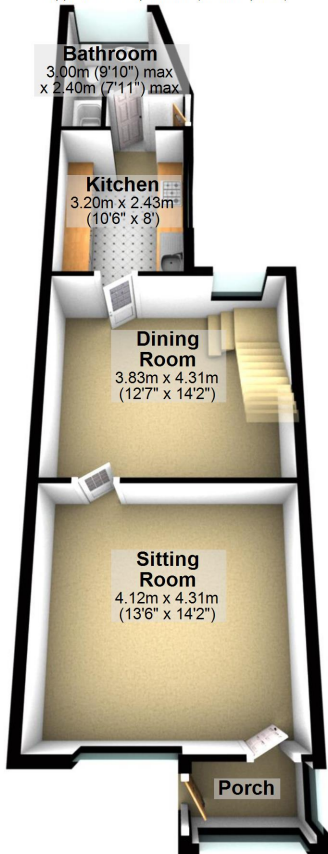






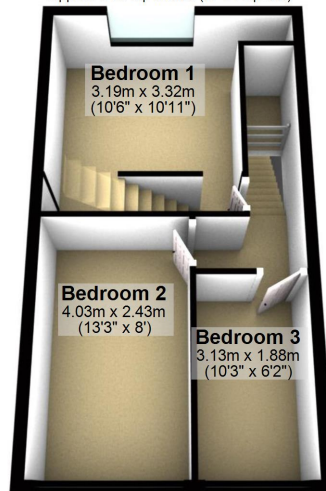
### Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



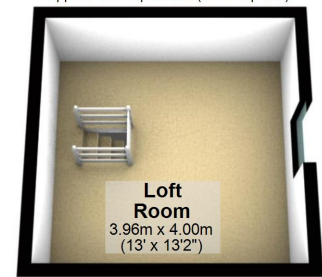
### First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



### Second Floor

Approx. 15.9 sq. metres (170.8 sq. feet)



Total area: approx. 102.2 sq. metres (1100.0 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Three bedroom end terrace cottage with potential for fourth bedroom loft conversion on the second floor (subject to planning permission)

The property has the advantage of a rear garden, double garage and courtyard behind, plus an extra plot of adjacent land giving the buyer an opportunity to substantially extend the garden plot and or extend the property, or utilise the land for other suitable uses subject to the usual planning permissions. 3 x title numbers in total.

Title Number(s)

LA723925

LA580718

LA965475

Tenure - Freehold

Local Authority - West Lancashire

Council Tax - C

Conservation Area - Pending for this local authority, West Lancashire

Flood Risk - Very Low

Floor size - 102.2 sq m

Plot size - 0.23 acres (3 Plots)

Mobile coverage

EE - Good

Vodafone - Good

Broadband

Basic 7 Mbps

Superfast 42 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

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(Data sourced from Sprift)

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Please note the seller of this property is related to one of the Co-Owners of Logic.

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