

# Ian Anthony

## The Estate Agents



**101 Liverpool Road, L39 0EQ**

**Offers Over £130,000**

**NO UPWARD CHAIN!**

Ian Anthony Estates are pleased to bring to the market this charming mid-terraced property on Liverpool Road, Bickerstaffe. Boasting rural views and plenty of character, this home will appeal to those looking for a taste of country life. Wood beams run through every room within the property as well as there being two original fireplaces. Comprising in brief of a living room, fitted kitchen, bedroom and a bathroom. Externally there is a low-maintenance rear garden and off-road parking. To arrange a viewing, please call 01695 580 888.

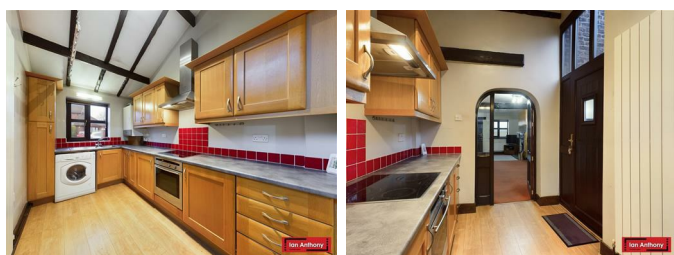


## **LIVING ROOM 21'10" x 11'11" (6.65m x 3.63m)**



Solid wood front door leading into the living room. Window to the front and rear aspects. Hosting an original feature fireplace with a metal surround and stone damper. Galleried ½ turn staircase to the first floor and under stairs storage cupboard.

## **KITCHEN 11'11" x 6'8" (3.63m x 2.03m)**

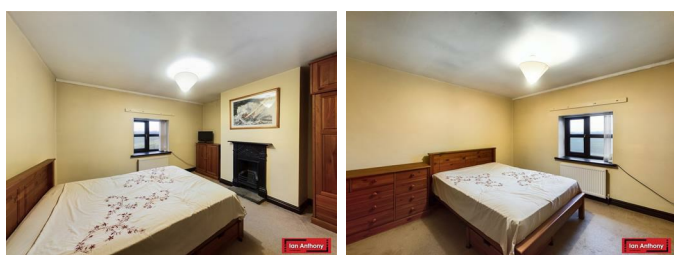


UPVC door allowing access from the rear aspect of the property and a window to the rear aspect. Matching wall and base kitchen units with multiple integrated appliances, including oven, fridge, freezer, electric hob and an extractor hood overhead. There is also additional space and plumbing for a washer/dryer. Part-tiled walls and laminate flooring.

## **STAIRS AND LANDING**

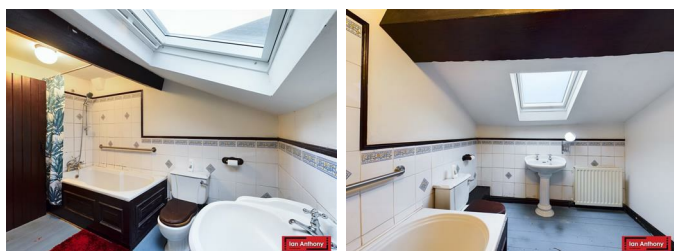
Galleried ½ turn staircase leading up to the first floor with a skylight window and loft access in the landing.

## **BEDROOM 12'0" x 11'3" (3.66m x 3.43m)**



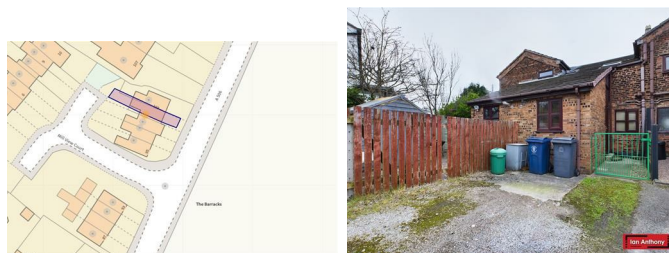
Window to the front aspect and original feature fireplace.

## **BATHROOM 9'11" x 8'1" (3.02m x 2.46m)**



Velux window to the rear aspect. Containing a bath with shower over, WC and a pedestal hand wash basin. Part-tiled walls and painted wood flooring.

## **OUTSIDE**



## **FRONT ASPECT**

Communal front gardens with stunning rural views and paved footpath leading up to the front door.

## **REAR ASPECT**

Low maintenance rear garden paved over with a gate leading out to a gravel parking area.

## **ADDITIONAL INFORMATION**

The property has a gas central heating system and is double glazed throughout.

## **ENERGY PERFORMANCE RATING**

The property's current energy rating is 54E. It has the potential to be 78C.

## **LOCAL AUTHORITY**

West Lancashire Borough Council, Council Tax - Band B.

## **SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## **TENURE**

PLEASE NOTE: We have been advised by the vendor that the property is FREEHOLD. Any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

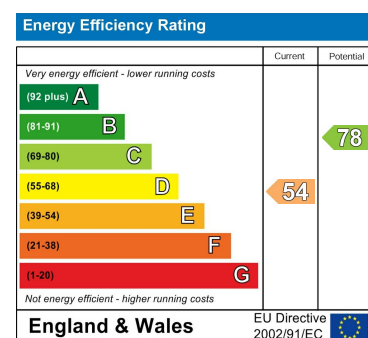
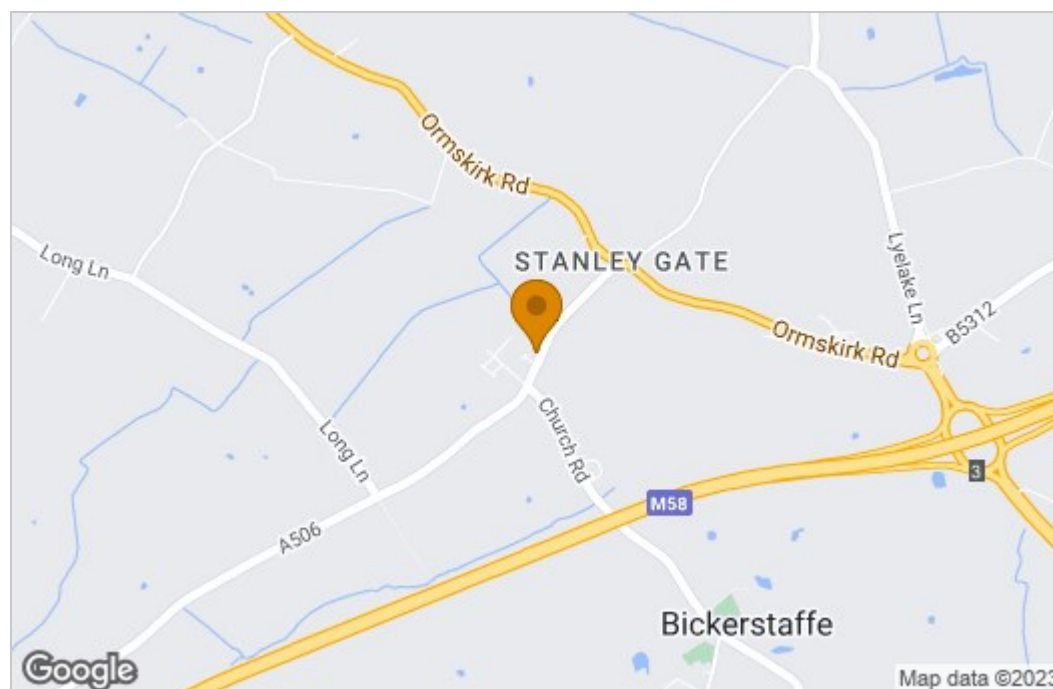
## **VIEWINGS**

Viewing strictly by appointment through the Agents.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG  
Tel: 01695 580888 Email: [enquiries@iananthoniestates.co.uk](mailto:enquiries@iananthoniestates.co.uk) <https://www.iananthoniestates.co.uk>