

# Ian Anthony

## The Estate Agents



**53 Long Lane, Lancashire, L39 5AS**

**Asking Price £699,950**

NO UPWARD CHAIN Circa 1890's Victorian House on Long Lane, Aughton. Stunningly presented, this property offers plenty of character and charm with five bedrooms, four reception room and three bathrooms. In brief, this family home comprises of a front porch, entrance hall, open plan living room and dining room, sitting room, family room, cloak room, downstairs WC and kitchen. To the first floor there are the five bedrooms, family bathroom and an additional shower room. This property is complimented by its own cellar, offering additional storage space and the capability to use as an additional room in its own right. Externally the property offers a large front and rear garden and a double garage at the rear aspect. To arrange a viewing, please call Ian Anthony Estates on 01695 580 888.

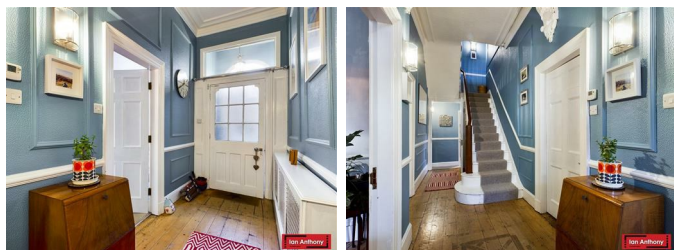


### VESTIBULE PORCH 4'7 x 4'2 (1.40m x 1.27m)



Large wooden door into the property with a semi-circle window above. Herringbone wooden flooring and a further glazed wood door into the entrance hall.

### ENTRANCE HALL 15'4 x 5'5 (4.67m x 1.65m)



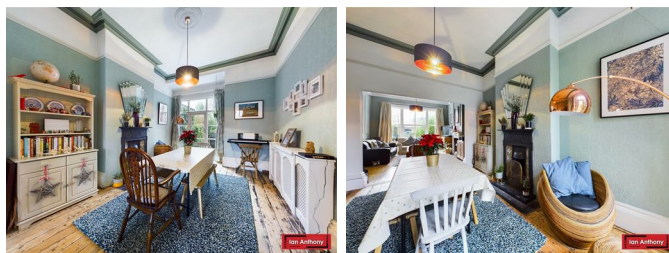
Original wooden flooring and staircase to the first floor.

### LIVING ROOM 18'6 x 12'7 (5.64m x 3.84m)



Window to the front aspect. Original wooden flooring and a multi-fuel fireplace with wooden surround. Open to the dining room.

### DINING ROOM 15'9 x 11'7 (4.80m x 3.53m)



Wooden glazed doors into the rear garden, original wooden flooring, feature fireplace with metal surround and tiled back. Open to the living room.

### SITTING ROOM 15'10 x 13'4 (4.83m x 4.06m)



Bay window to the front aspect. Multi-fuel fireplace with wooden surround and stone hearth.

### INTERNAL HALLWAY

Giving access to the kitchen, family room and stairs down to the cellar.

### FAMILY ROOM 13'9 x 13'1 (4.19m x 3.99m)



Window to the rear aspect and built-in storage cupboards.



### **KITCHEN 13'5 x 12'1 (4.09m x 3.68m)**



Country style wall and base units in a cream finish with oak countertops, an integrated range cooker sized extractor hood and a Belfast sink. Additional space and plumbing for a washer / dryer, dishwasher, fridge / freezer and a range cooker. The kitchen is also complimented by a matching oak breakfast bar, part tiled walls, wooden flooring, ceiling spotlights and French doors into the rear garden.

### **CELLAR 16'0 x 13'4 (4.88m x 4.06m)**

Ideal space for additional storage in the property. Potential to use this space as a room. Also hosting an original cold store pantry, meter cupboards, boiler and mains electricity with lighting.

### **COAT ROOM 8'0 x 4'11 (2.44m x 1.50m)**



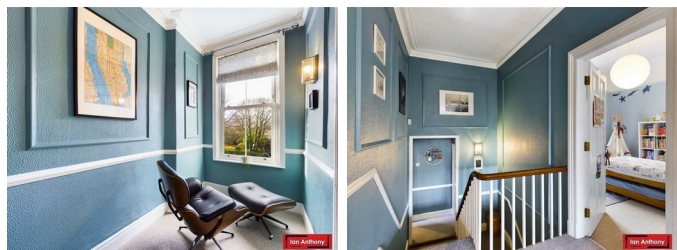
Wooden flooring and a further door into the downstairs WC.

### **DOWNSTAIRS WC 4'11 x 4'3 (1.50m x 1.30m)**



Window to the side aspect with matching vanity unit hand wash basin and WC.

### **STAIRS AND LANDING 24'10 x 5'6 (7.57m x 1.68m)**



Original staircase leading to the first floor. Split landing gives access to a shower room and bedroom five. Continuing up the stairs gives access to the remaining four bedrooms and family bathroom.

### **BEDROOM ONE 18'6 x 12'5 (5.64m x 3.78m)**



Window to the front aspect.



### **BEDROOM TWO 13'5 x 13'2 (4.09m x 4.01m)**



Window to the front aspect.

### **BEDROOM THREE 13'9 x 11'11 (4.19m x 3.63m)**

Window to the rear aspect.

### **BEDROOM FOUR 13'4 x 11'8 (4.06m x 3.56m)**



Window to the rear aspect.

### **FAMILY BATHROOM 13'3 x 6'11 (4.04m x 2.11m)**



Stunning feature window to the side aspect. Chequered tile flooring, freestanding bath with shower and a pedestal hand wash basin. Large built-in airing cupboards.

### **BEDROOM FIVE 12'3 x 6'11 (3.73m x 2.11m)**

Window to the rear aspect and a vanity unit hand wash basin. Currently used as an office / studio.

### **SHOWER ROOM 6'10 x 2'10 (2.08m x 0.86m)**

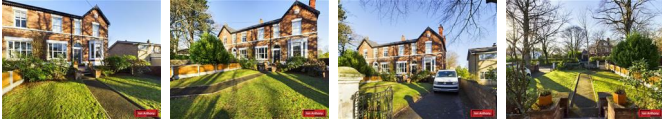


Window to the side aspect, tiled walls, tiled flooring and ceiling spotlights. Comprising a wet room shower, WC and wash hand basin.

### **OUTSIDE**



## FRONT GARDEN



Large front garden with a half wall to the front of the property. Tarmac off-road parking for multiple cars and side access that continues to the rear of the property and the detached garage.

## REAR GARDEN



Large rear garden with wall borders to all sides and a vegetable patch at the end of the garden. Paved patio seating area, steps leading to the door into the kitchen.

## DETACHED DOUBLE GARAGE



Up-and-over door and a window to the side aspect.

## 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 60D. It has the potential to be 77C.

## LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band E.

## 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 cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

## VIEWINGS

Viewing strictly by appointment through the Agents.



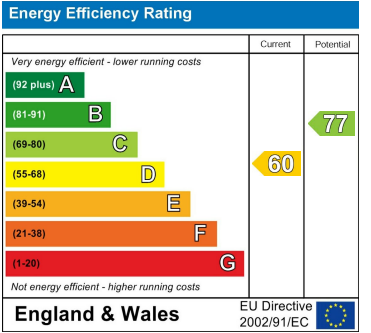
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.