



## 2a Lafford Lane

Upholland, Skelmersdale, WN8 0LL

**£1,500 PCM**



Sapphire Homes are delighted to offer For Rent this beautiful and deceptively spacious 3 bedroom detached family home in the much sought after village of Upholland and is on a beautiful mature plot and is presented in a wonderful condition with an attention to detail and many improvements from the current owner. The property is set back from the road and offers ample off road parking with large established gardens to both the front and rear. The accommodation in brief comprises of entrance / hallway, W.C., large front to rear lounge and a large open plan kitchen / diner with French doors providing access to the rear garden. There is also an elevator installed in the property for those who struggle with stairs. To the first floor the property has a generous landing area with access to the master bedroom which boasts an ensuite and there are two further double bedrooms, an office / study and a generous family bathroom with three piece suite in white. Externally to the front elevation is a large driveway with ample off road parking and an established garden with lawn, mature tree and well stocked borders with access to the side elevation. To the rear is a large garden with patio area, large lawn, hedging perimeter, large mature trees and well stocked borders and a gazebo to the rear. Early internal viewing is a must to appreciate this wonderful property which is perfect for a family.

**\*\*Gardener is included with the rent PCM\*\***

**\*Please note, the garage is not included with the rental\***



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

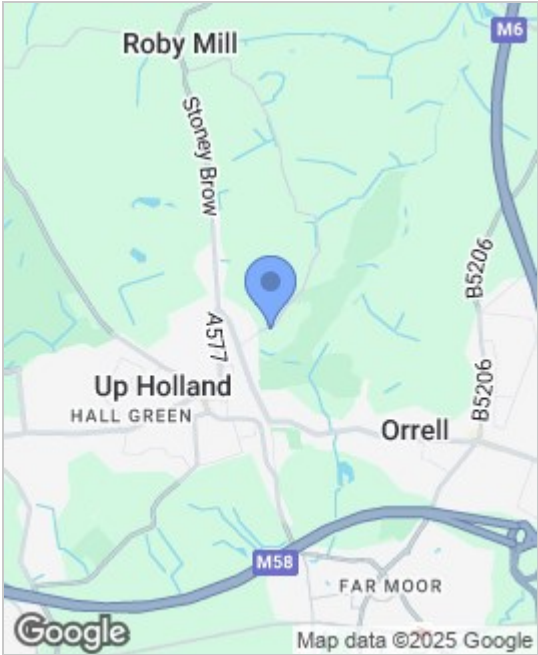
Office / Study

Bathroom

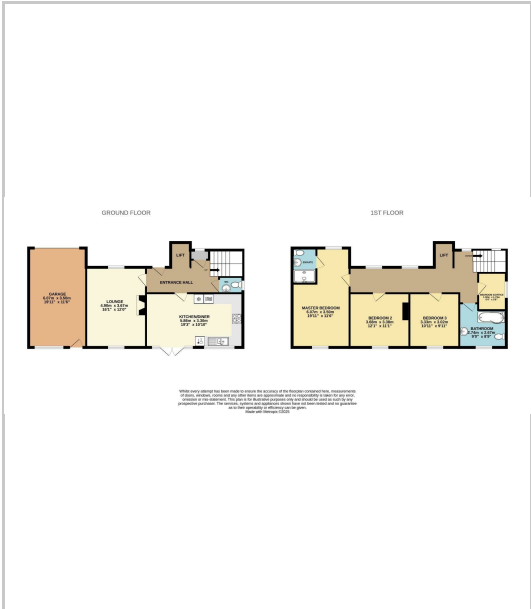
EXTERNAL

Rear Garden

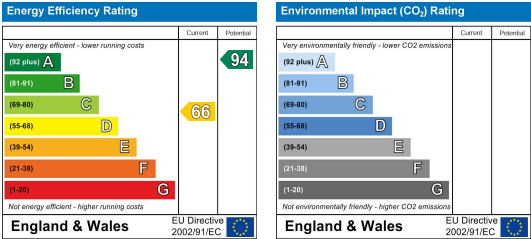
Area Map



Floor Plans



Energy Efficiency Graph



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