



192 Mill Lane, WA8

Offers In The Region Of £535,000



**STAPLETON  
DERBY**

Stapleton Derby is delighted to present this spacious five-bedroom detached home, boasting an indoor heated swimming pool and a private lake to the rear. Nestled in a semi-rural setting, the property offers residents a sense of privacy while remaining conveniently close to motorway access and essential amenities. With its adaptable layout, this property is perfect for either a family home or a development opportunity, as it could effortlessly be divided into two separate residential units.

The property comprises entrance hallway, sitting room, living room, conservatory, kitchen area, dining room, utility, games room, WC, store room and a spectacular heating indoor swimming pool with jacuzzi. To the first floor, there are five double bedrooms, two ensuites and a family bathroom with additional space in the attic. Externally, the property is surrounded by generous grounds with a private lake and outbuildings.

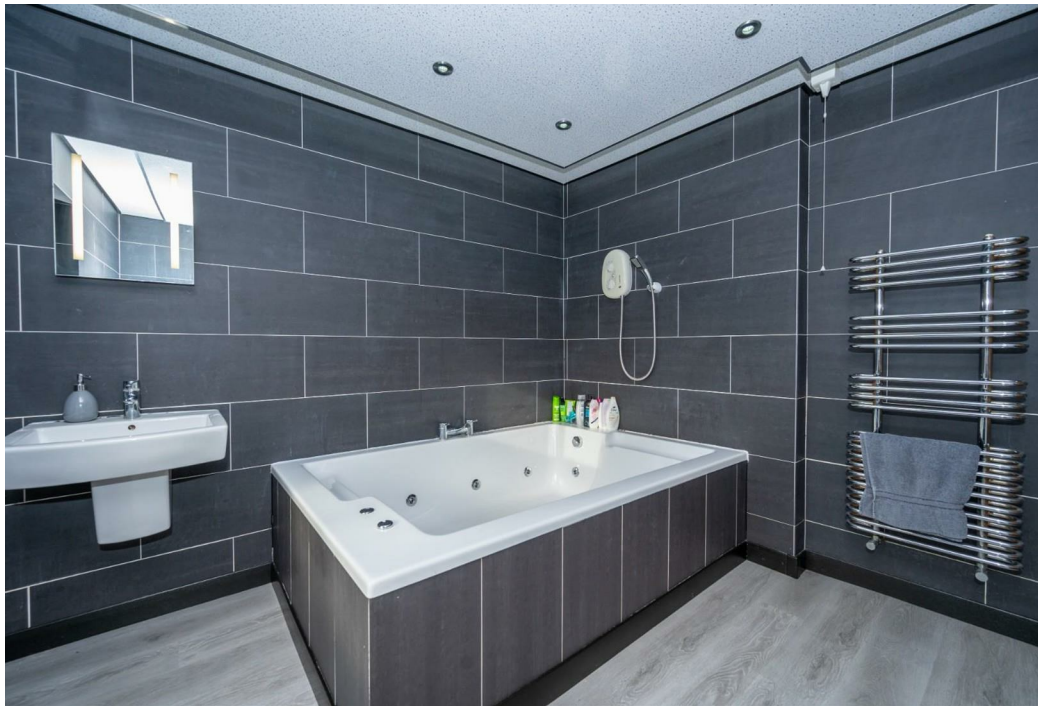
This home boasts ample space and a versatile layout, perfect for crafting your dream living space. With a bit of imagination and creativity, the right person could transform this blank canvas into the ultimate family dwelling. Don't miss the chance to make this property your own and unlock its full potential for a lifetime of memories.

FREEHOLD

EPC: C









**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



NEIL FISHERWOOD  
 PROPERTY PHOTOGRAPHY



Total area: approx. 344.2 sq. metres (3705.3 sq. feet)  
 This floor plan was created by Neil Fisherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
 Plan produced using PlanUp.

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.