Offers Over: £299,995

Armitstead Barnett

Martin Lane, Burscough, Ormskirk, Lancashire, L40 0RT

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- Semi-detached character cottage.
- Two bedrooms and two reception rooms.
- Off street parking for numerous vehicles and detached double garage.
- Scope for modernization and improvement (subject to gaining the necessary consents).
- Beautiful rural location.

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This semi-detached cottage is located in a delightful rural setting on the outskirts of the sought after village of Burscough. Situated down a quiet country lane with stunning farmland views to all sides, the property presents a fantastic opportunity for purchasers to put their own stamp on this rural haven.

Entering into the front porch, the hallway provides access to the two reception rooms. To the left, the living room is a good size, with carpeted flooring and a bay window providing views over open farmland to the front. The dining room boasts an electric fire within an open decorative hearth and benefits from South -facing views which fill the room with natural light throughout the day. Access is taken from here to the kitchen featuring base units with integrated sink, wall storage units, plumbing for washing machine, rear facing window and a door to the rear conservatory and rear courtyard. The family bathroom comprises a three piece suite featuring a bath, wash hand basin and WC.

Stairs rise from the hallway to the first floor where there are two good sized double bedrooms and an upstairs WC with wash hand basin. Both bedrooms benefit from carpeted flooring and front facing windows.

Externally, there is an enclosed rear courtyard which offers unrestricted views over open farmland and towards WWT Martin Mere. There are a range of store buildings to include a greenhouse, workshop building and detached double garage. The external areas are paved with driveway parking to the side for multiple vehicles.

Additional land available via separate negotiation – 0.84 acres (0.34 ha) OTA of land boasting mature trees and a large central wildlife pond. The land benefits from roadside access and would lend itself to a variety of uses, being located only a few dozen steps from the front door of the property - perfect for those with amenity, equestrian or hobby farming interests.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired central heating system. Drainage is via septic tank.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Driveway parking and double garage.

Construction Type : Standard construction.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Standard broadband available in the area
Mobile signal: Limited indoor and likely outdoor signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : dispenser.caskets.fallen

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

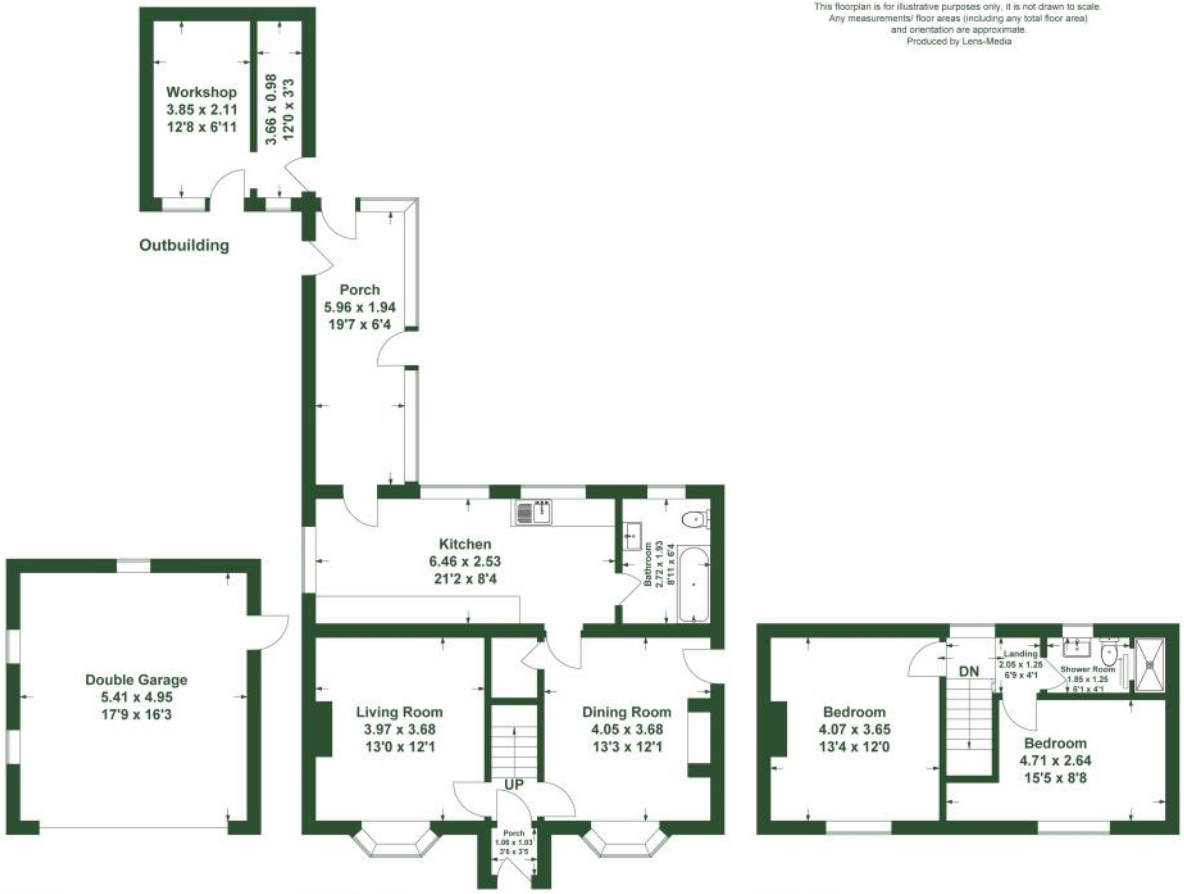
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 109.47 sq m / 1178 sq ft
Garage : 26.77 sq m / 288 sq ft
Outbuilding : 12.47 sq m / 134 sq ft
Total : 148.71 sq m / 1600 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



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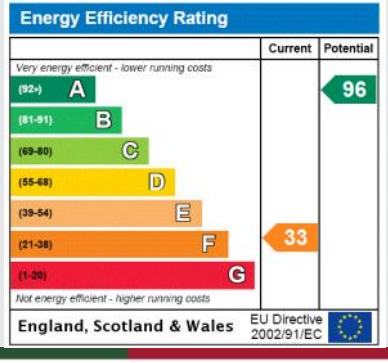

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