



Vicarage Lane, Westhead, Ormskirk, Lancashire, L40 6HQ

Offers Over £500,000





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4 Bedrooms



1 Bathroom



Garden

- Detached family home in sought-after location.
- Close to schools, amenities, and transport links.
- Spacious layout with living room, dining room, and kitchen/dining area.
- Utility room and integral double garage for added practicality.
- Four upstairs bedrooms.
- Driveway with ample off-road parking.
- Well-maintained gardens and private rear patio - ideal for entertaining.





Situated on the edge of Ormskirk within the ever-popular village of Westhead, this attractive detached family home enjoys a wonderful setting close to local amenities, well-regarded schools and excellent transport links, whilst still offering a peaceful semi-rural feel. Offering generous living accommodation throughout, ample off-road parking and beautifully maintained gardens to both the front and rear, the property is ideally suited to growing families looking for space, versatility and a fantastic village location.



The ground floor accommodation briefly comprises a welcoming entrance hallway with WC, spacious living room and separate dining room, providing ideal spaces for both everyday family life and entertaining. The kitchen opens into a lovely sitting area overlooking the patio and rear gardens, creating a bright and relaxing space to enjoy throughout the year. A useful utility room provides additional storage and laundry space, with internal access through to the garage.



To the first floor, the property offers four well-proportioned bedrooms, ideal for family living or those working from home. The accommodation is served by a family bathroom together with a separate WC for added practicality.

Externally, the property benefits from a driveway providing ample off-road parking alongside an integral garage. The beautifully manicured and well-maintained gardens are mainly laid to lawn with mature shrubbery and trees, creating a wonderful outdoor setting. The front garden provides an attractive approach to the home, whilst the rear gardens and patio area offer a private and enjoyable space, perfect for relaxing or entertaining during the warmer months.



Combining generous accommodation, versatile living space and a highly desirable village location, this is a fantastic opportunity to acquire a detached family home in a beautiful location. Early viewing is highly recommended.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

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

Construction Type : Brick under tile.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : 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: Ultrafast broadband available in the area

Mobile signal: Good outdoor/variable in home 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.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett 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.

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

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

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 : plugged.ocean.obliging

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett 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.

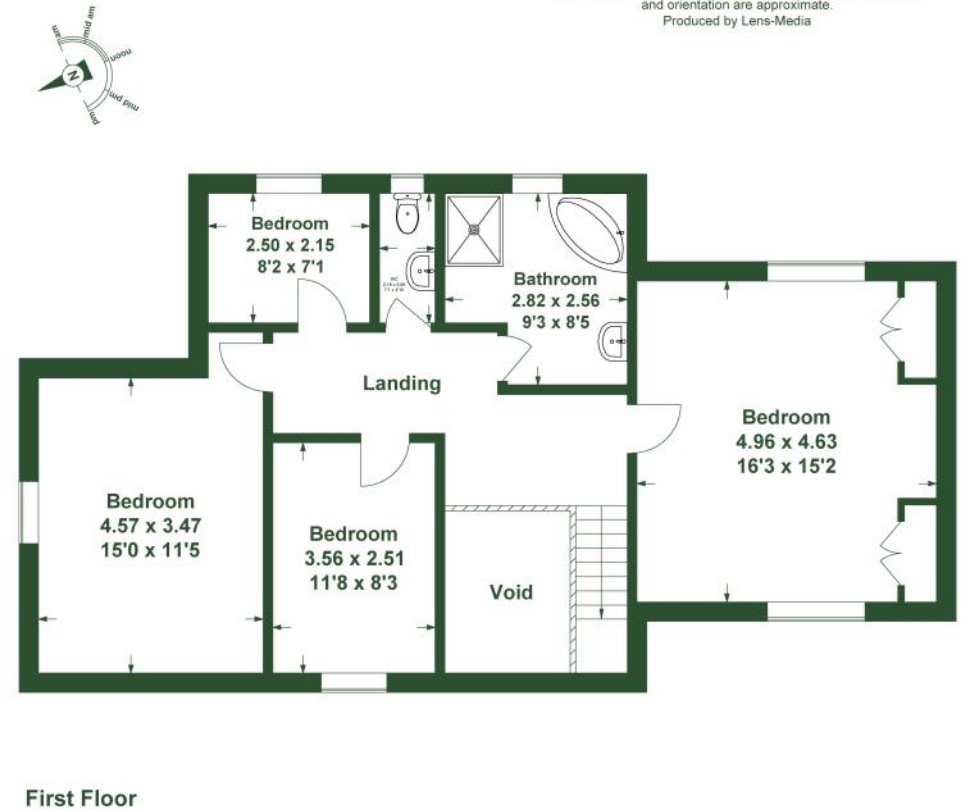
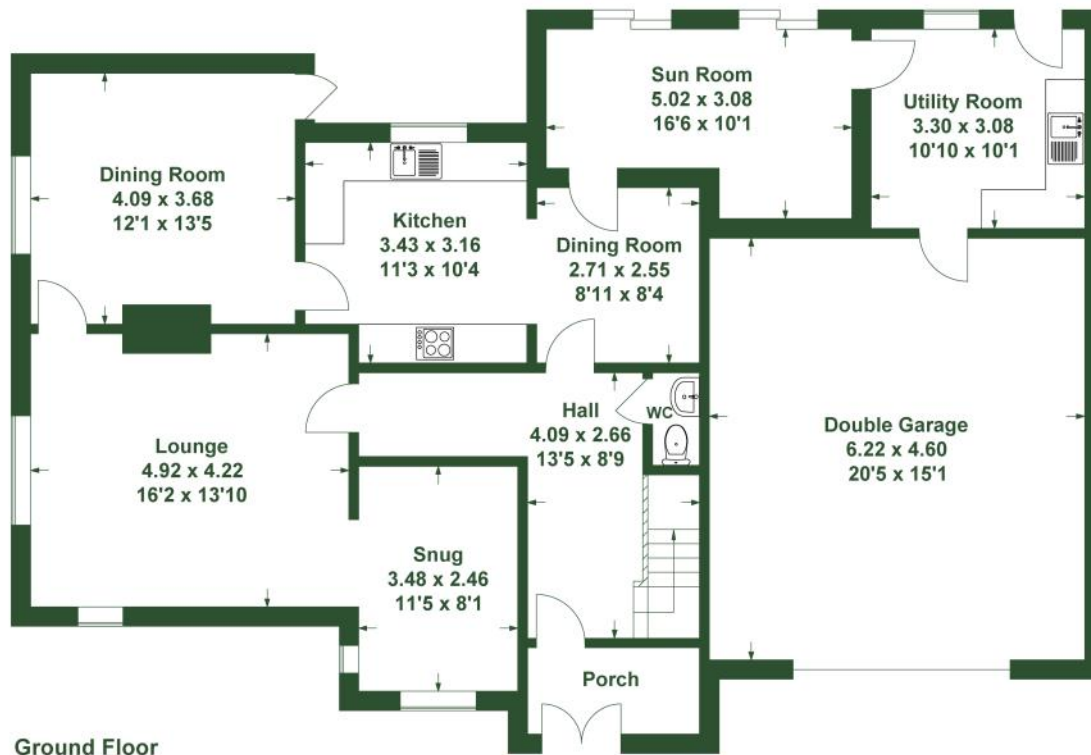
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 187.81 sq m / 2022 sq ft
 Garage : 37.81 sq m / 407 sq ft
 Total : 225.62 sq m / 2429 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



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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