Renacres Lane

HALSALL, ORMSKIRK L39 8SG

- Detached House
- Four Bedrooms
- Two En-Suite
- Fitted Dining Kitchen
- Garage and Parking, Gardens
- Inspection Recommended

Price: Offers in excess of £370,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008

An early inspection is recommended of this deceptively spacious, extended, detached house, offering very well presented accommodation within a moments stroll of Shirdley Hill Village Green.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, Living Room, Fitted Dining Kitchen, Garden Room, Bedroom with En-Suite Shower Room and Utility to the ground floor. The first floor provides a Shower Room and three Bedrooms, the principal Bedroom having En-Suite Bathroom. Outside, there is extensive hardstanding which provides off road parking for a number of vehicles and leads to the Garage. The rear garden is arranged with raised timber deck with steps down to a shaped lawn with well stocked, established borders.

Renacres Lane forms part of the village of Shirdley Hill in the parish of Halsall. The amenities of Scarisbrick and Birkdale are also a short drive away.

GROUND FLOOR:

HALL

LIVING ROOM 19' x 11' 2" overall (5.79m x 3.4m)

KITCHEN/DINING ROOM 19' x 13' 4" (5.79m x 4.06m)

GARDEN ROOM 14' 2" x 10' 7" (4.32m x 3.23m)

BEDROOM 15' 11" x 8' (4.85m x 2.44m)

EN-SUITE SHOWER ROOM 8' x 5' 2" (2.44m x 1.57m)

UTILITY 8' x 3' 9" (2.44m x 1.14m)

FIRST FLOOR:

LANDING

BEDROOM 1 13' 10" x 11' 11" overall (4.22m x 3.63m)

EN-SUITE BATHROOM

BEDROOM 2 12' 3" overall x 7' 9" (3.73m x 2.36m)

BEDROOM 3 12' 10" x 8' (3.91m x 2.44m)

SHOWER ROOM 7' x 6' 4" (2.13m x 1.93m)

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

Tenure: The vendor has verbally advised us that the tenure is Freehold, though this information is yet to be formally verified.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2022 All Rights Reserved

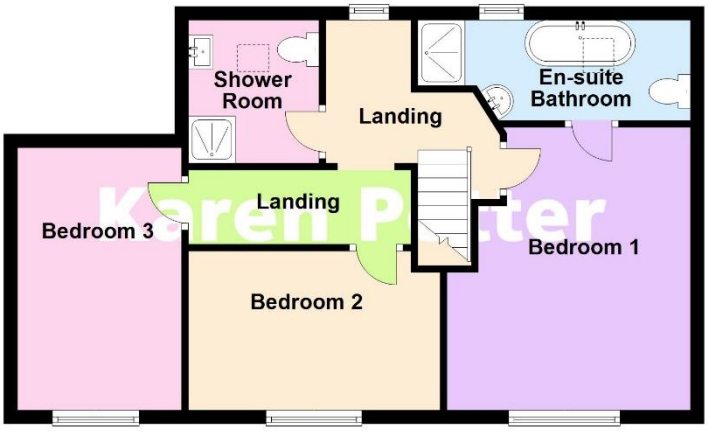
Renacres Lane, Halsall, Ormskirk L39 8SG

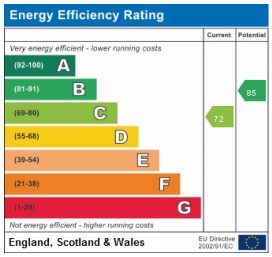
Ground Floor

Approx. 78.0 sq. metres (839.1 sq. feet)

First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)





Total area: approx. 131.1 sq. metres (1411.5 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

naea | propertymark PROTECTED

APPROVED CODE TRADINGSTANDARDS.GOV.UK

The Property Ombudsman

Karen Potter THE ESTATE AGENT

5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk