



**36 Heathey Lane, Shirdley Hill, Ormskirk, L39  
8SH  
Offers In Excess Of £550,000 Subject To Contract**



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*Southport's Estate Agent*



This unique detached bungalow provides a wealth of living accommodation suitable for a variety of purchasers and is situated in roughly 1/4 of an acre surrounded by Farmers fields! The main accommodation is arranged over two floors with a number of generous reception rooms, modern kitchen, bathroom and utility all to the ground floor. To the first floor there are a further two main bedrooms, the master suite benefiting walk-in dressing room and modern style en suite. There is also a separate office. The rear garden has to be the defining feature! including separate ancillary accommodation known as 'The Garden Cottage' and your very own miniature ride on railway complete with trainshed! The Garden Cottage would be perfect for someone looking for separate accommodation to suit an independent teenager or relative, or simply someone looking to work from home. The established and mature gardens must be viewed to be fully appreciated. The semi rural location is particularly convenient for access links to Ormskirk, Southport and the Town Centre.

### **Entrance Porch**

Upvc double glazed outer door and windows. Access via open entrance vestibule and Upvc double glazed door to....

### **Entrance Hall**

Woodgrain laminate style flooring. Turned staircase leading to first floor with twin handrail, spindles and newel post. Door to....

### **Snug/Bedroom - 3.63m x 3.48m (11'11" x 11'5")**

Upvc double glazed window to front, two opaque Upvc double glazed windows to side. Fire surround and hearth to chimney breast. Woodgrain laminate style flooring.

### **Bedroom - 3.3m x 3.33m (10'10" into bay x 10'11")**

Upvc double box bay window to front overlooking farmers fields. Built-in cupboard.

### **Ground Floor Bathroom/WC - 2.39m x 2.41m (7'10" x 7'11")**

Opaque Upvc double glazed window to side. Four-piece white suite incorporating lol level Wc, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and step-in shower enclosure. Partial; wall tiling, tiled flooring and panelled ceiling.

### **Dining Room - 2.59m x 3.28m (8'6" x 10'9")**

Woodgrain laminate style flooring. Opaque Upvc double glazed side window. Archway provides open plan access leading to....

### **Rear Lounge - 6.27m x 3.63m (20'7" x 11'11")**

Upvc double glazed sliding patio doors leading to rear and window to side. Gas fire. Wall light points, woodgrain laminate style flooring. Door to....

### **Living/Breakfast Room - 5.82m x 4.29m (19'1" x 14'1" overall measurements)**

Upvc double glazed windows overlooking side and rear garden. Vinyl style flooring with a wood grain pattern open plan to dining area and kitchen. Door to....

### **Utility Room - 0.97m x 2.97m (3'2" x 9'9")**

Upvc double glazed side door to rear garden. Base units include cupboards and drawers, wall cupboards and working surfaces. Wall mounted 'Worcester' combination style central heating boiler. Working surfaces conceal plumbing and recess for washing machine.

### **Kitchen - 3m x 4.52m (9'10" x 14'10" into recess)**

Upvc double glazed window to side. A range of shaker style base units include cupboards and drawers, wall and glazed china cupboards with under unit lighting and working surfaces with 1 1/2 bow sink unit, mixer tap and drainer. Appliances include; electric oven with four ring ceramic hob, stainless steel splash back and canopy style extractor over. Integral dishwasher and integral washing machine, recess spot lighting and extractor.



**First Floor** - Incorporating area of reduced head height  
Upvc double glazed side window, Recess spot lighting.

**Master Bedroom Suite** - 3.38m x 6.27m (11'1" x 20'7" overall measurements including areas of reduced head height)  
Two Upvc double glazed windows overlooking rear of property. Door's lead to both walk-in dressing room and separate en-suite.

**En-Suite Shower Room/WC** - 2.59m x 2.41m (8'6" x 7'11" including areas of reduced head height)  
Modern three-piece suite including; low level WC, pedestal wash hand basin and entry level shower enclosure with glazed shower screen, plumbed in rainfall style shower and handheld shower attachment. Partial wall tiling, tiled flooring, recess spot lighting and extractor.

**Walk-In Dressing Room** - 2.74m x 2.34m (9'0" x 7'8")  
With fitted clothing rails, eave storage access and recess spot lighting.

**Bedroom 2** - 6.91m x 3.28m (22'8" x 10'9" including areas of reduced head height)  
Upvc double glazed window to front overlooking Farmers fields. 'Velux' skylight to roof pitch. Eaves storage, recess spot lighting.

**Office** - 2.36m x 2.74m (7'9" x 9'0" including areas of reduced head height)  
'Velux' skylight to roof pitch.

### **The Garden Cottage at 36 Heathy Lane**

Ancillary accommodation to the main dwelling perfect for use as independent teenager or relative suite.

**Lounge/Kitchen Diner** - 6.91m reducing to 4.14m x 3.84m reducing to 1.5m (22'8" reducing to 13'7" x 12'7" reducing to 4'11")  
Upvc double glazed door and window to garden. Double glazed skylight, laminate style flooring. Electric fireplace. Open plan access leads to a kitchenette comprising a small range of base units, cupboards and drawers, glazed china cupboards and working surfaces with single bowl sink u it, mixer tap and drainer. Two ring ceramic style hob, integral fridge and extractor. Door to....

**Bedroom** - 3.84m x 2.46m (12'7" x 8'1")  
Upvc double glazed window to garden, Skylight and laminate style flooring. Electric wall heater, door to....

**Shower Room/WC** - 2.59m x 2.16m (8'6" x 7'1")  
Opaque Upvc double glazed window to side. Three-piece white suite comprising of low-level WC, pedestal wash hand basin and step-in shower enclosure with electric shower, partial wall tiling, tiled flooring and extractor.

### **The Garden Cottage Council Tax Band**

We confirm that the Garden Cottage also has a separate council tax banding via West Lancashire Borough Council Band A.

### **Outside**

The property occupies an established, extensive plot in roughly 1/4 of an Arce and is surrounded by open Farmland. Block paved driveway access provides off road parking for numerous vehicles, with well stocked borders, plants, shrubs and trees. Driveway access continues to rear via secure double gates. The rear garden, is in the opinion of the agent a most definite feature. Well established and mature, the gardens give access to separate ancillary accommodation known as The Garden Cottage, and lead to a feature miniature working railway complete with ride on train and train shed! The train shed measures 19'2" x 7'11" complete with electric, light and power supply and securely houses the miniature train including access track link. There is also access to a separate workshop measuring 15'6" x 7'11" again with electric, light and power supply. The extensive gardens also include two Greenhouses and separate timber storage shed.

### **Tenure**

Freehold

### **Council Tax**

West Lancashire Borough Council



Ground Floor



First Floor



Floor plans are for illustration only and not to scale. Plans produced using PlanUp.



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