



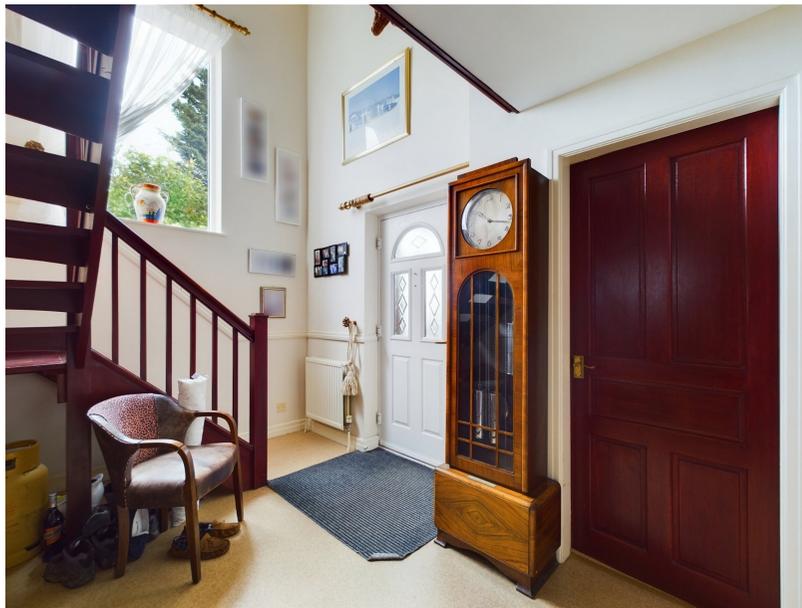
# Ian Anthony

The Estate Agents

# Coach Road, Bickerstaffe, Lancashire

£400,000

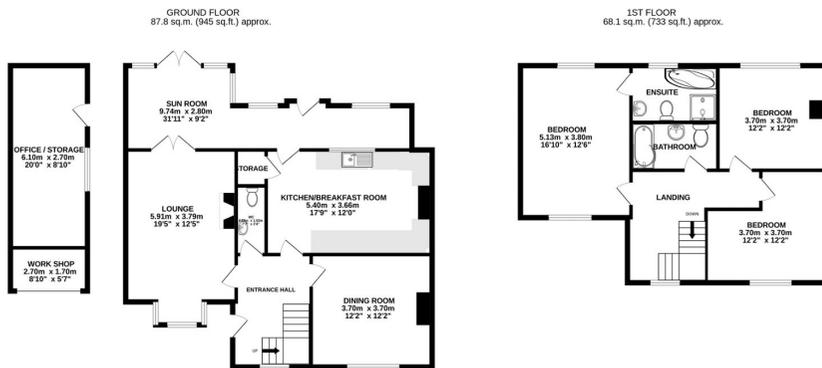
🛏 3 🚿 3 🛋 3



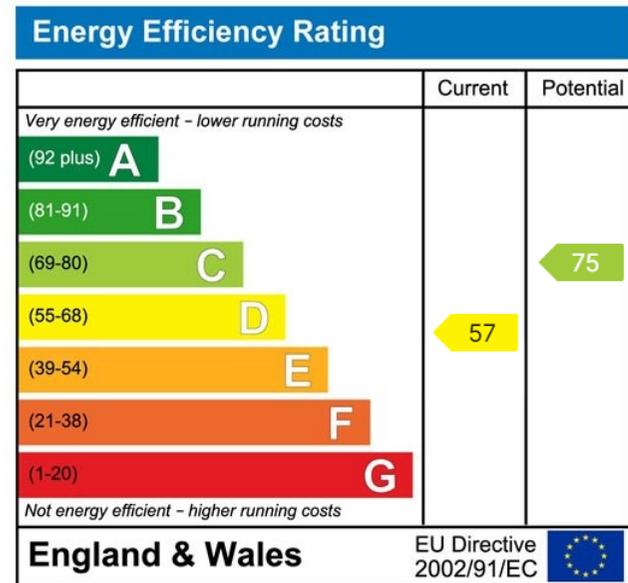
- NO UPWARD CHAIN
- WELL PRESENTED
- SEMI DETACHED PROPERTY
- LIVING ROOM & KITCHEN
- STUDY/ 2ND RECEPTION
- ORANGERY
- THREE BEDROOMS
- BATHROOM & EN-SUITE
- FRONT & REAR GARDEN
- SEMI-RURAL LOCATION



Semi detached property set within the desirable semi rural location of Bickerstaffe over looking beautiful open countryside. This property has a fantastic arrangement of space and briefly comprises to the ground floor of a bright and airy entrance hall, living room, study, kitchen and a orangery sitting room/utility room extending the entire width of the property. To the first floor there are three bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside there are large gardens to both the front and rear, with a large sweeping driveway leading to a detached garage and allowing for ample parking spaces. This fantastic home benefits from a range of desirable features such as cast iron fireplaces, multi fuel burner stove and feature aga/ fireplace making a focal point for the kitchen. This property is a must view to appreciate all it has to offer.



TOTAL FLOOR AREA: 175.0 sq.m. (1884 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepx ©2023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk) <https://www.iananthonyestates.co.uk>