



3 Clarkes Cottages Hall Lane, Bispham L40 3SB

Price Guide £375,000

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One of four landmark cottages with open views to front, and extensive gardens to rear. Although updated in some areas e.g. kitchen, new electrics and new plumbing, this delightful cottage will still benefit from further improvement, with potential for extension to the rear. No chain.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Side entrance door to porch with window to front. Entrance door to:

KITCHEN

17'10" x 8'11" (5.45m x 2.72m)

Two windows to rear. Fitted with a range of wall and base units incorporating stainless steel sink unit and electric hob with electric oven beneath. Plumbed for automatic washing machine and automatic dishwasher. Integrated fridge freezer. Wood effect work tops. Electric radiator.

LOUNGE

15'8" x 14'9" (4.80m x 4.50m)

Windows to front with open views over farmland. Wood burning stove set in fireplace with stone hearth and brick surround. Electric radiator. Built in store cupboard.

STUDY/PLAYROOM/STORAGE

Window to front. Radiator.

INNER HALLWAY

Door to rear. Stairs to first floor accommodation.

BATHROOM

8'2" x 5'6" (2.50m x 1.70m)

Window to rear. Fitted with a three piece suite comprising vanity wash hand basin with storage beneath, low level w.c. and panelled bath with shower over and side screen.

FIRST FLOOR ACCOMMODATION

BEDROOM 1

14'4" x 10'2" (4.39m x 3.10m)

Window to front. Electric radiator.

BEDROOM 2

12'7" x 11'0" (3.85m x 3.37m)

Two windows to front. Radiator.

BEDROOM 3

12'1" x 9'7" (3.70m x 2.94m)

Window to rear. Built in storage cupboards. Electric radiator.

OUTSIDE

The property which enjoys open views over farmland, is approached via a side driveway providing off road parking. A brick built garage/store lies to the rear of the property. Beyond this are the extensive gardens. To the front is a lawned garden and stone built boundary wall to the front.

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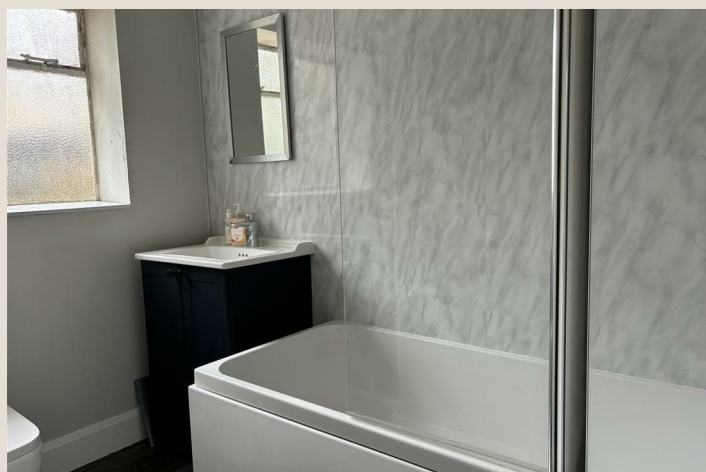
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Road Map



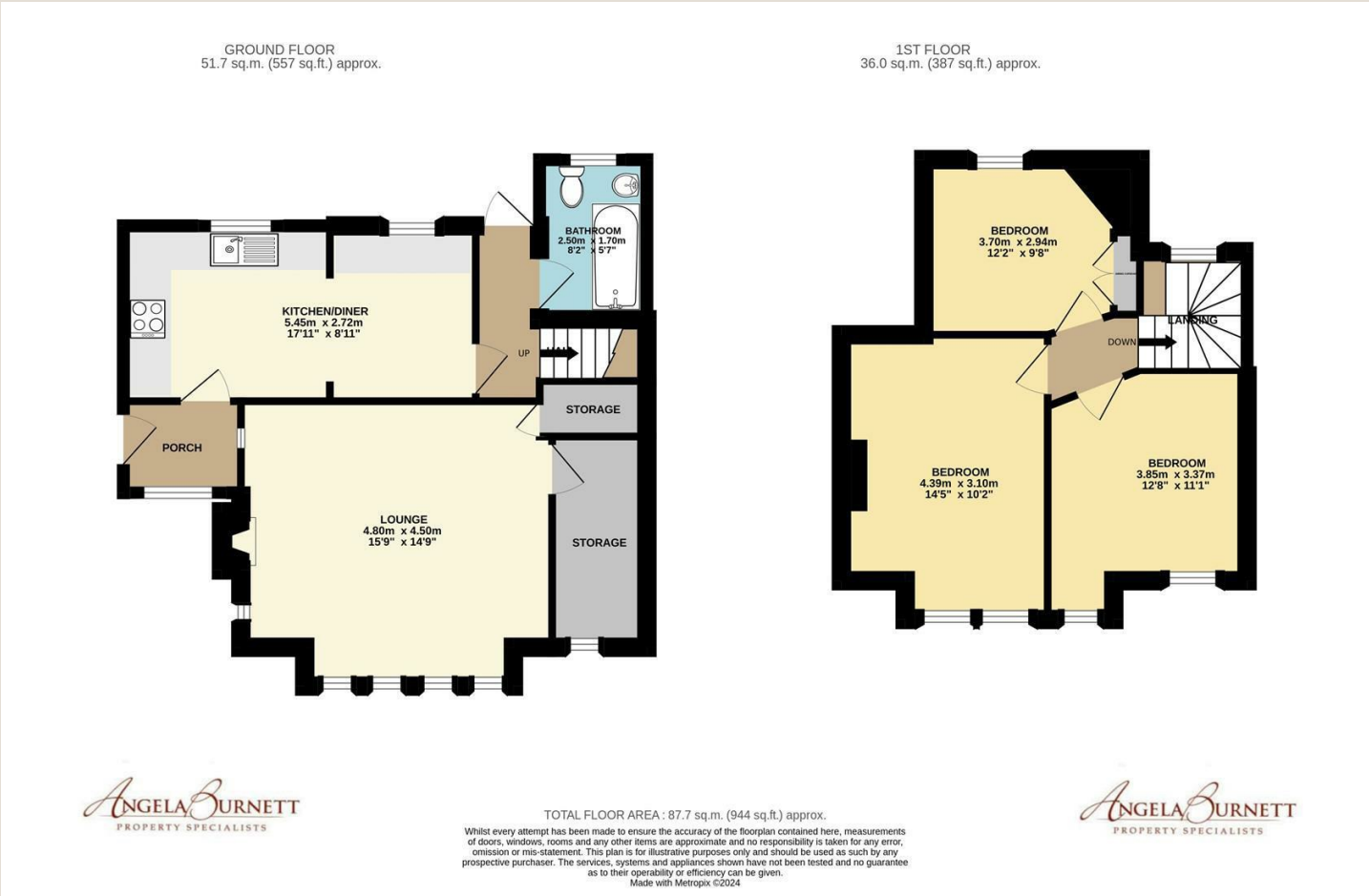
Hybrid Map



Terrain Map



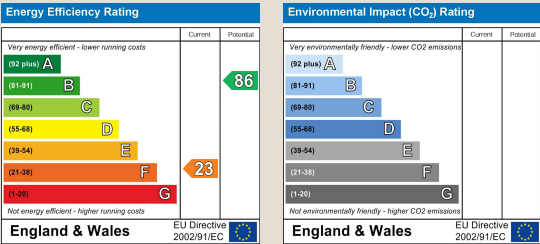
Floor Plan



Viewing

Please contact us on 01704 821393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393
Email: sales@angelaburnett.com www.angelaburnett.com

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