

## Ian Anthony The Estate Agents







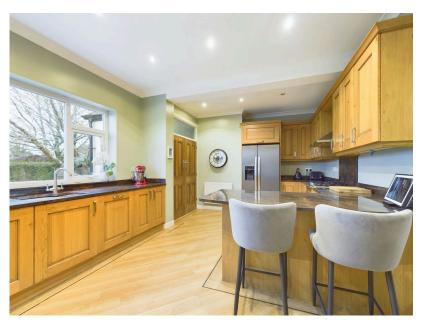
- DELIGHTFUL DETACHED PROPERTY
- FITTED KITCHEN
- THREE FURTHER BEDROOMS
- SEMI RURAL LOCATION
- STORE ROOM/GARAGE

- THREE RECEPTION ROOMS
- GROUND FLOOR BEDROOM & SHOWER ROOM
- ENSUITE & BATHROOM
- APPROX 1 ACRE PLOT WITH PADDOCK
- WONDERFUL GARDENS FRONT & REAR









## **SUMMARY**

A beautiful 4 bedroom detached property situated on approx. 1 acre in the sought-after area of Halsall, offers a blend of modern comfort and countryside charm. Ground floor comprises a lounge, dining room, sitting room/playroom, kitchen, bathroom and ground floor bedroom whilst to the first floor there are three further bedrooms, ensuite and a family bathroom. Outside there are gardens and a paddock with wonderful views over surrounding countryside.





|   |   | Current | Potentia |
|---|---|---------|----------|
| Very energy efficient - lower running costs |   |         |          |
| (92 plus) <b>A</b>                          |   |         |          |
| (81-91) <b>B</b>                            |   |         |          |
| (69-80)                                     |   |         |          |
| (55-68)                                     |   |         | 65       |
| (39-54)                                     |   |         |          |
| (21-38)                                     |   | 30      |          |
| (1-20)                                      | G |         |          |
| Not energy efficient - higher running costs |   |         |          |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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