



BRIGHOUSE
WOLFF

Virginia Grove Hall Lane, Lathom, Lancashire L40 5UN
£425,000



Looking to purchase a property in a stunning semi-rural location? Check out this fabulous home which has no chain delay and is ready for improvements!

A substantial detached family dwelling with extensive private gardens extending to approx. 0.3 acres.

Situated in ever popular Hall Lane, Lathom on an impressive plot, the property enjoys a stunning semi-rural location, whilst being located within ease of access of a variety of local amenities including shops, schools and bus routes. The M58 motorway is located within a short drive and provides excellent road links into Lancashire & Liverpool, whilst both Ormskirk Hospital and Edge Hill University are situated locally.

Lathom is also ideally located close to the ancient market town of Ormskirk, which provides a variety of shops, supermarkets, restaurants, bistro's and bars. Ormskirk Railway & Bus stations both provide direct access into the centres of both Liverpool and Preston.

The main accommodation briefly comprises; lounge, fitted kitchen, conservatory, sitting room, three bedrooms one with en-suite bathroom, study, bathroom and wc/cloaks to the ground floor. To the first floor are two large bedrooms plus store/studio.

To the exterior of the property are extensive private gardens extending to approx. 0.3 acres in total and providing an abundance of peaceful outdoor living space. More than ample parking is provided by a parking area for numerous vehicles along with integral double garage and two further separate garages.

Further benefits include central heating and NO CHAIN DELAY!

Early viewing is essential to fully appreciate the location, dimensions and gardens of this fantastic property!

ACCOMMODATION

GROUND FLOOR

PORCH

Entrance door, ceiling lighting.

LOUNGE

22'3" x 12'0" max (6.80 x 3.67 max)

Wall mounted fire, ceiling lighting, radiator panels.

STUDY

9'10" x 6'1" (3.01 x 1.86)

Window to the rear elevation, ceiling lighting.

KITCHEN

15'5" x 9'10" (4.70 x 3.01)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Storage cupboard, ceiling and down lighting, access through to the conservatory.

CONSERVATORY

With sliding patio doors to three elevations, ceiling lighting and overlooking the rear gardens.

CENTRAL PORCH

Provides access into all accommodation.

INNER HALLWAY

Provides access to the remainder of the accommodation. Stairs lead to the first floor, several storage cupboards throughout.

SITTING ROOM

13'11" x 11'6" (4.25 x 3.51)

Sliding patio doors, ceiling lighting & radiator panels.

BEDROOM

14'11" x 13'6" max (4.56 x 4.14 max)

Sliding patio doors, radiator panel & ceiling lighting.

EN-SUITE

9'8" x 7'3" (2.95 x 2.21)

Low level wc, wash basin & panelled bath.

BEDROOM

10'0" x 7'6" (3.06 x 2.31)

Window to the front elevation, ceiling lighting.

BATHROOM

9'2" x 9'2" (2.81 x 2.80)

Low level wc, wash basin, bidet & panelled bath.

WC

9'2" x 3'3" (2.80 x 1.01)

Low level wc & wash basin.

FIRST FLOOR

BEDROOM

16'9" x 15'3" (5.12 x 4.66)

Windows to both front & rear elevations, ceiling lighting, door access to store/studio

STORE/STUDIO

13'8" x 10'8" to beams (4.18 x 3.27 to beams)

A spacious room with power & lighting.

BEDROOM

20'3" x 10'10" (6.18 x 3.32)

Accessed via a spiral stair from the hallway. Window to the side elevation, ceiling lighting, storage cupboards and sink unit.

EXTERIOR

The property is set on a well proportioned overall plot of approx. 0.33 acres. The front gardens are particularly impressive and provide an abundance of parking along with a large ornamental pond and summer house.

There are several outbuildings, sheds and garages located in various areas throughout.

The rear gardens are not overlooked, are fence enclosed, mainly laid to lawn with flower, shrub and tree borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

CONSTRUCTION

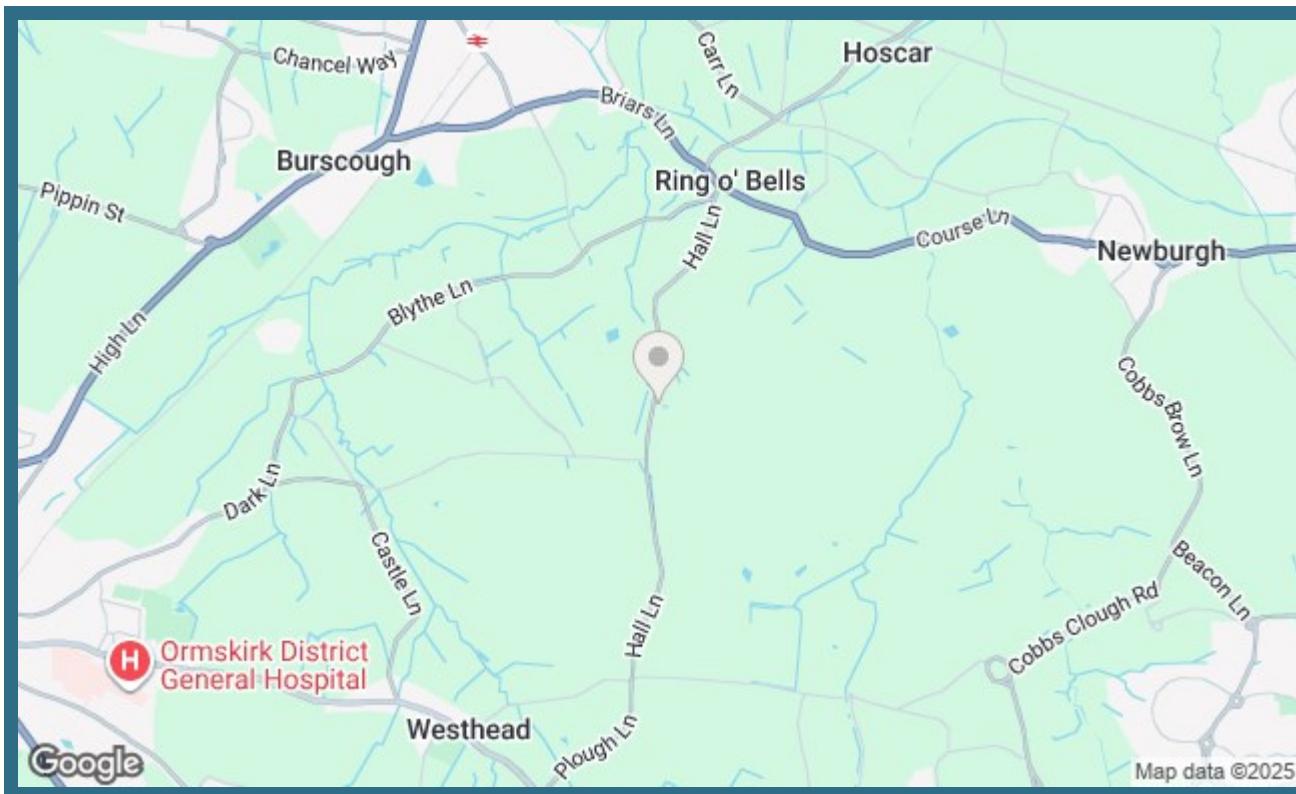
Traditional with pitched roofs and various extensions.

MOBILE & BROADBAND

Mobile Signal: Good Outdoor.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps
Highest available upload speed: 220 Mbps.
(Ofcom).

VIEWING BY APPOINTMENT



Important Information

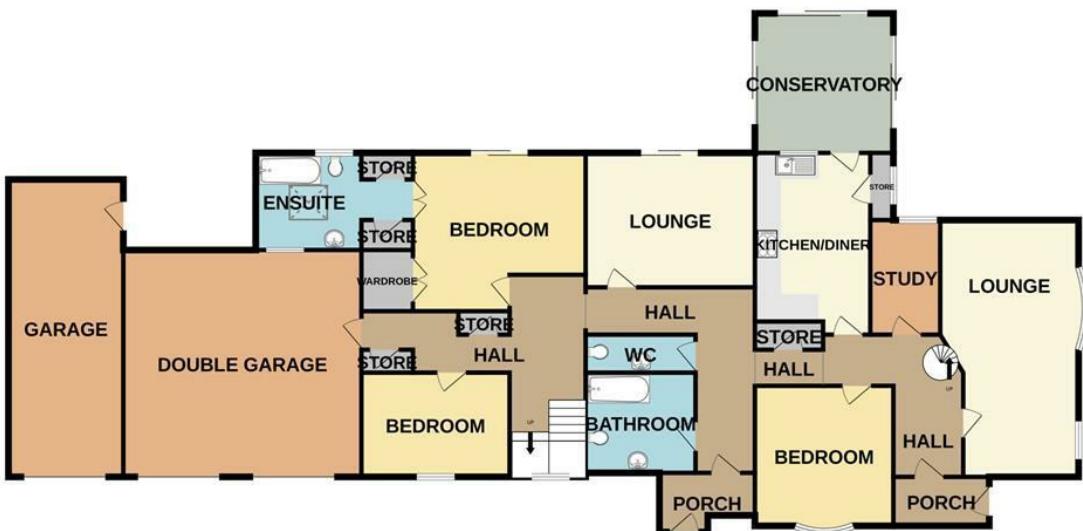
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

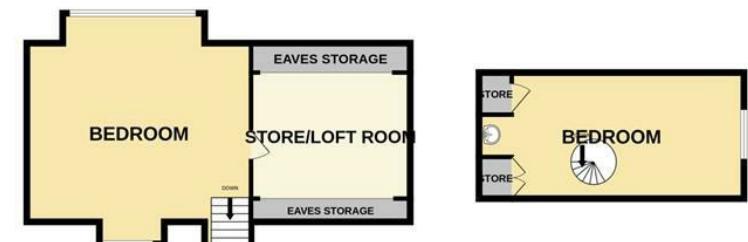
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
2679 sq.ft. (248.9 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 3509 sq.ft. (326.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D	45	59	(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



