



Wheat Lane, Lathom

£299,000

Location! Location! Location! Barrow & Cook are delighted to bring to the market this beautiful cottage in a stunningly picturesque, rural location. The cottage sits along side the Leeds Liverpool canal on the edge of the Top Locks at Burscough where the Locks are still in use. This peaceful and serene setting is perfect to come home to after a busy day to relax and watch the beautifully painted barges negotiate the lock or just stroll along the canal side and take in the stunning scenery. A short distance away from the amenities at Burscough Wharf with its variety of eateries, bars, hair salon, spa, arts & craft independent shops and supermarket. Schooling is also well catered for at both primary and secondary levels. Excellent transport links to Southport, Preston, Liverpool, along with the M6 being not to far away.

Overall, this is a truly unique property which offers a perfect blend of charm and character making it a must see for those looking for a special family home.

- STUNNING CANAL SIDE COTTAGE
- 1/2 BEDROOMS
- CONSERVATION AREA
- FULL OF CHARM AND CHARACTER
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- NO ONWARD CHAIN

KITCHEN DINING ROOM



13' 5" x 19' 4" (4.09m x 5.89m) Enter via a barn style door in to a bright and airy country cottage style kitchen housing a range of units in cream with wood work tops and Belfast sink with chrome mixer tap. Tiled splash back, range oven and extractor hood, plumbed for automatic washing machine, integrated dishwasher, integrated fridge freezer. Down lights, original wood floor, stunning stone inglenook fire place with log burner, central heating radiator, original storage cupboards housing meter. 3 x double glazed cottage style windows with views over the locks.

LOUNGE



12' 11" x 13' 7" (3.94m x 4.14m) Enter the lounge from the kitchen by the original latch style door, dual aspect double glazed cottage style windows, central heating radiator and original wood floor. Feature open chimney breast and original storage cupboard to side. Open Spiral staircase leading to 1st floor.

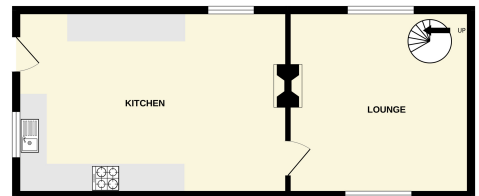
BEDROOM 1



13' 0" x 13' 0" (3.96m x 3.96m) Master bedroom with dual aspect double glazed cottage style windows, central heating radiator, original storage cupboard housing the hot water cylinder and original latch doors.



GROUND FLOOR



1ST FLOOR



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm enters the property.

While every effort has been made to ensure the accuracy of the Property contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error.

DRESSING AREA/ BEDROOM 2



13' 2" x 13' 1" (4.01m x 3.99m) To the top of the spiral staircase is a large area currently used as a dressing room, with a quick erection of a stud wall this will then become a 2nd bedroom. Central heating radiator, double glazed cottage style window and loft hatch.

BATHROOM



5' 6" x 13' 4" (1.68m x 4.06m) Bathroom with 3 piece Victorian style suite, comprising - roll top, claw foot bath with thermostatic shower over, pedestal sink with tiled splash back., WC, part tiled walls to bath area and behind WC. Tiled floor, central heating radiator, wall lights, picture rail and loft hatch.

EXTERNAL



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'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:
Monday to Friday 9.00am to 5.00pm
Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271