



# *Smiths Lodge, Knowsley Lane.*

## *£325,000*

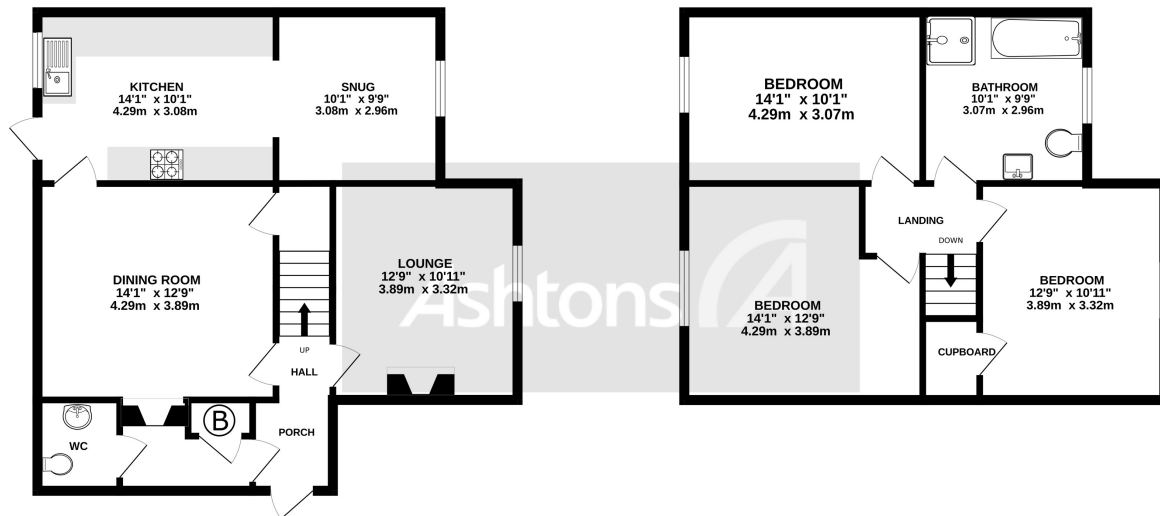
Modernised Period Home | Three Double Bedrooms | Fully Refurbished | Off Road Parking |  
Courtyard and Garden | Three Reception Rooms | Newly Installed Kitchen and Bathroom | Sought After  
& Desirable Area |





GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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 is given as to their operability or efficiency can be given.  
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Smith's Lodge is a beautiful period home brimming with character and history, historically the property stood as Lord Derby's estate forgery, and the current vendor has refurbished the property whilst retaining the character and many original features. It now blends modern technology and fittings seamlessly with the character you would expect from an older period home. Originally constructed in the Victorian era the property boasts an incredibly pretty façade reminiscent of the era. Located a stone's throw from Knowsley village, local transport links and amenities the property has a large frontage suitable for numerous vehicles, hedge perimeter and a small front garden. The original arched Victorian door leads into a handy porch area, along the corridor is a handy WC and a storage cupboard houses the combi boiler. Internally to the right hand side there is a reception room with a leaded



Contact your local office  
to arrange a viewing:

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Great Sankey: 01925 454300  
Winwick: 01925 232146  
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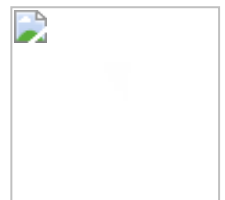
#### Viewing Arrangements

Viewing is strictly by appointment only through  
Ashtons Estate Agency.

#### Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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