

## Barrow & Cook Estate Agents

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## Wheat Lane, Lathom

### £420,000

**\*\*Whatever you enjoy doing, with all this beauty on your doorstep, you'll always look forward to coming home.\*\***

\* Viewing is highly recommended\* Barrow and 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 right on the edge of the Top Locks at Burscough where the Locks are still in use by beautifully painted barges. This peaceful and serene setting is perfect to come home to after a busy day to relax and watch the barges negotiate the Lock or go for a stroll along the canal side and take in the stunning scenery. A short distance away is Burscough Wharf with its variety of restaurants and bars, hair salon, spa and 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 motorway not to far away. The property is of a good size and well presented and ready for you to put your own stamp on. In addition to the rear garden there is a large piece of land giving access to the property from Wheat Lane.

- STUNNING CANAL SIDE COTTAGE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FEATURE FIREPLACES
- FITTED KITCHEN WITH GRANITE WORKTOPS
- CONSERVATION AREA
- LAND TO REAR
- ALARMED
- NO UPWARD CHAIN

PLEASE NOTE - Deed of easement arranged to clarify local right of way for a neighbour.

## PORCH



5' 2" x 13' 0" (1.57m x 3.96m) Cottage style front door with double glazed windows to either side leading into a large entrance porch, slate effect tiled floor, central heating radiator, A barn style door leading to the rear garden.

## KITCHEN



10' 4" x 13' 0" (3.15m x 3.96m) Stunning country style kitchen, what is better than standing at your Belfast sink watching the barges going past as you do the washing up, granite worktops with drainer groves, 2 x double glazed windows with shutters and views overlooking the canal, integrated dishwasher & fridge/freezer, range cooker, cooker hood, under unit lighting, tiled splash back and floor, Beamed ceiling, central heating radiator.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

## DINING ROOM



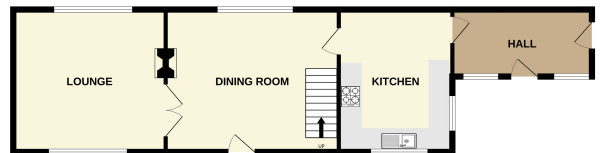
13' 0" x 16' 0" (3.96m x 4.88m) Glazed door leading to Dining Room with feature cast iron & tile fire surround, flagstone hearth and wrought iron fender, glazed storage cupboard, beamed ceiling, central heating radiator, dark oak effect flooring, staircase leading to first floor.

## LOUNGE

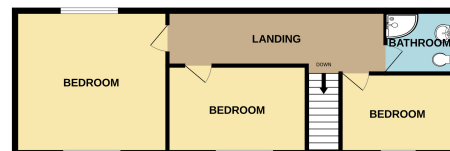


13' 0" x 14' 5" (3.96m x 4.39m) Cosy cottage lounge with log burner in stone fire surround, beamed ceiling, wall lights, dual aspect double glazed windows, again stunning canal side views, central heating radiator, laminate flooring.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to any particular dimension. The architect, surveyor and valuer have not been involved in its preparation. Made with Metropix 10000

## LANDING



19' 4" x 5' 10" (5.89m x 1.78m at widest point) Large bright Landing area, with 2 x Velux windows, smoke alarm, dado rail.

## BEDROOM 1



13' 0" x 14' 0" (3.96m x 4.27m) Master bedroom with dual aspect double glazed windows with plantation shutters, giving views over the locks, Cast iron fire place, original floorboards, central heating radiator.

## BEDROOM 2



9' 1" x 11' 7" (2.77m x 3.53m) Second bedroom also with views over the canal locks, double glazed window with plantation shutters, Built in storage cupboard, central heating radiator.

## BEDROOM 3



6' 6" x 10' 8" (1.98m x 3.25m) 3rd bedroom with a built in bed with storage under, a range of built in cupboards, above, built in wardrobe and desk/Study area. Double glazed window with plantation shutters overlooking the canal, central heating radiator, laminate flooring.

## BATHROOM



5' 8" x 7' 3" (1.73m x 2.21m) Bathroom with 3 piece white Victorian style suite comprising low level WC, pedestal wash basin, shower cubicle with electric shower, fully tiled walls and floor, extractor fan, chrome towel radiator, double glazed cottage style window,

## EXTERNAL



To the front of the property the Stunning location right at the side of the canal, watch as the barges navigate their way through the locks. to the rear of the property their is an enclosed cottage garden with Patio Area, mature shrubs and trees. This property is on a septic tank which is situated in the rear garden along with the Calor Gas tank. There is also an extra good sized piece of land to rear of the property giving off road parking accessed from Wheat Lane.

## '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