



Wood Lane, Great Altcar,
L37 9BA

Offers Over £280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled in a SEMI-RURAL AREA, this charming 1920's COTTAGE-STYLE house offers a picturesque retreat with stunning BORROWED LANDSCAPES to both the front and rear. Boasting KERB APPEAL and an ENVIABLE LOCATION, this property is sure to capture the hearts of various buyers seeking the tranquillity of rural living with easy access to nearby amenities.

Approaching the property, you are greeted by a long driveway providing OFF-ROAD PARKING for several cars, enhancing convenience and accessibility. The rear porch/utility area welcomes you into the home, leading seamlessly into the inviting BREAKFAST KITCHEN.

The LOUNGE enjoys a front-facing aspect, offering picturesque views and a cosy ambience for relaxation. The downstairs SHOWER ROOM is a practical space.

Upstairs, the accommodation comprises THREE BEDROOMS, each offering comfort and character.

This delightful property benefits from oil-fired central heating, ensuring warmth and comfort throughout the seasons.

Outside, a good-sized REAR GARDEN provides ample space for outdoor activities, gardening enthusiasts, or simply enjoying the peaceful surroundings. The OUTBUILDINGS are useful additions.

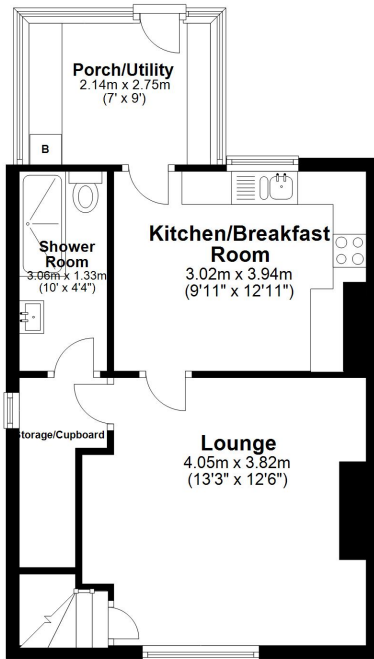
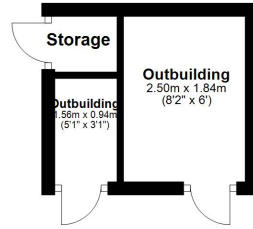
Offered with NO ONWARD CHAIN, this property presents an opportunity for buyers to make their rural living dreams a reality without delay. Call to arrange a viewing - 01704 516 626.





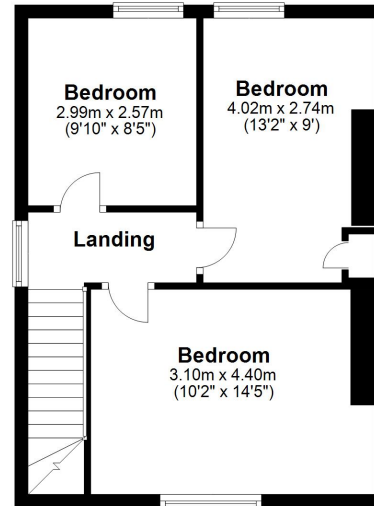
Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			

EU Directive 2002/91/EC

