



# STAPLETON DERBY



Grave Yard Lane, Ormskirk, L39 9EG

Offers Around £495,000



Stapleton Derby are delighted to bring to market a fully renovated three-bedroom semi detached cottage, found upon a generous corner plot along the sought-after Grave Yard Lane in Bickerstaffe. Ideally positioned within the heart of the local countryside this spacious property extended to around 1,788 square foot of prime living accommodation. Lovingly renovated and extended by the current owners. The ground floor consists of two spacious living areas, each of which is designed to the highest standards and has a beautiful view of the mature grounds that surround it. The open layout family dining kitchen features a wide range of integrated appliances, tower units and high-quality Quartz work surfaces. The first floor enjoys three well-proportioned family bedrooms, all of which provide a good level of décor and the stunning views that surround the property. The property is well-served by a good sized family bathroom with a luxury free-standing bath, separate shower cubicle, W/C and hand basin. Externally, the rear of the property enjoys a fully detached office/annex or premium garden summerhouse. The extensive wrap-around gardens are predominantly laid to lawn and bordered by a



- FREEHOLD
- COUNCIL TAX - D
- FULLY RENOVATED
- OPEN PLAN DINING KITCHEN
- LARGE GARDENS
- EPC -
- SEMI DETACHED COTTAGE
- TWO SPACIOUS LIVING AREAS
- FULLY DETACHED OFFICE/ANNEX
- SUBSTANTIAL OFF ROAD PARKING

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)