



Sandfield Cottage Lickers Lane, Prescot, L35 3QD

Guide Price £475,000



**STAPLETON
DERBY**

A remarkable opportunity has arisen to acquire a uniquely charming semi-detached cottage, boasting mesmerizing panoramic views. This enchanting property is nestled in a semi-rural enclave just beyond the outskirts of Whiston. Notably, it includes an impressive outbuilding, a delightful garden room, private gardens, and secure gated access.

The main dwelling exudes spaciousness and comprises an inviting entrance hall, a conveniently located ground-floor WC, a generously proportioned open-plan living area that encompasses a commodious lounge with a striking log burner, a dining room seamlessly connected to the kitchen, and a capacious conservatory that spans the entire rear of the ground floor. Ascending to the first floor, you will find three well-appointed bedrooms and a family bathroom finished to the most exacting standards.

Externally, the property is cocooned in privacy, accessible through electric gates discreetly concealed behind a six-foot sandstone wall. This entrance leads to a private driveway providing ample parking space and access to the expansive outbuildings. The rear of the property showcases an expansive landscaped garden, featuring a substantial outbuilding and a charming garden room.

To truly grasp the full allure of this exceptional property, scheduling a viewing is paramount.









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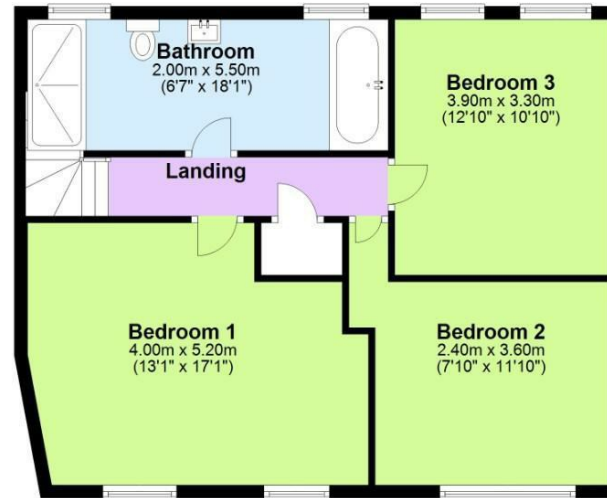
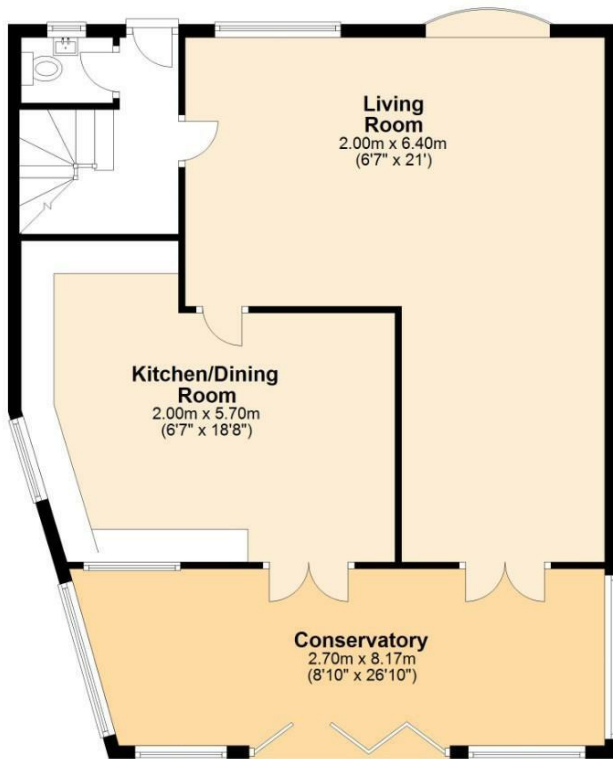
This floor Plan was created by Neil Isherwood Property Photography .This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

Ground Floor

Approx. 92.5 sq. metres (995.4 sq. feet)

First Floor

Approx. 62.9 sq. metres (677.6 sq. feet)



Total area: approx. 155.4 sq. metres (1673.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.