





A beautiful and spacious four bedroom detached property on a country lane in a sought after area of West Lancashire, with easy access to primary transport routes and countryside walks alike, The Old Shippon has over 1600 square feet of accommodation and available with no upward chain.

To the front, the block paviour driveway can accommodate several vehicles and leads to the detached garage and the main entrance. Step into the welcoming hallway with Karndean flooring laid in a herringbone pattern which runs through much of the ground floor, and the cloakroom comprises floating wash hand basin and wc.

The living room has plenty of natural light from windows to two elevations and benefits from a multifuel stove. The heart of the house comprises a range of wall and base units with central island topped by granite work surfaces and integrated appliances including Neff double electric oven, grill and multi oven, five burner gas hob, dishwasher, full height refrigerator and freezer and double Belfast sink. There is plenty of space for dining and comfortable furniture and bifold doors open to the rear garden. A separate utility room has space, power and plumbing for additional appliances and houses the Worcester boiler.

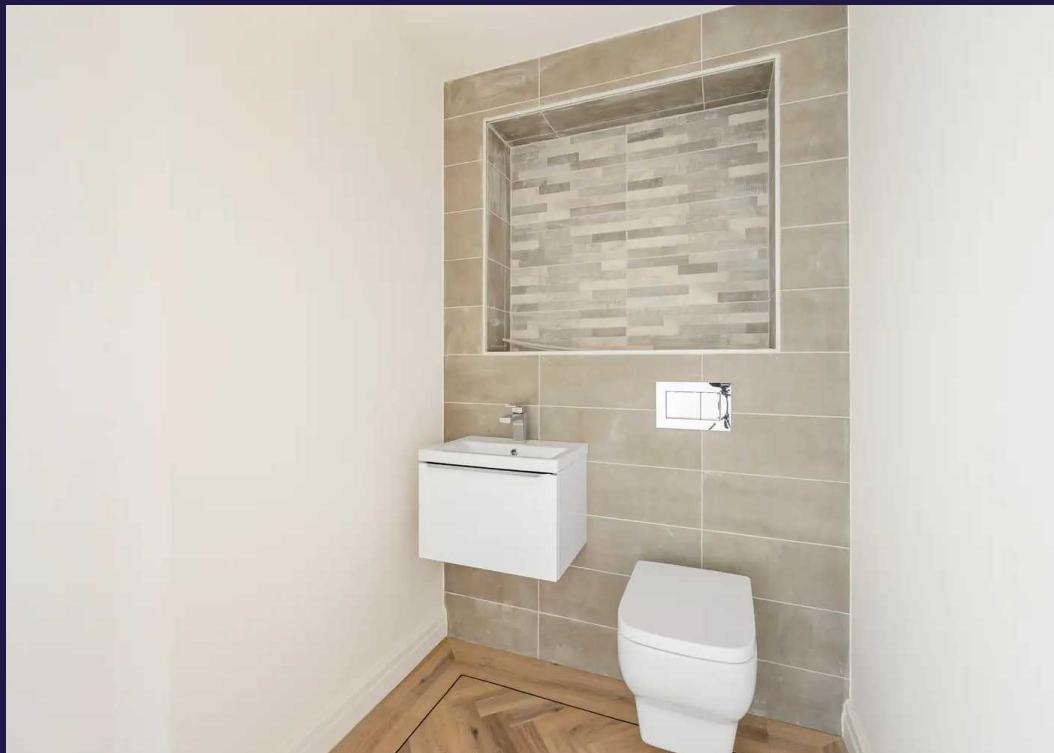


Step outside onto the Indian stone sun terrace on the west facing garden which is mainly laid to lawn and the detached garage has both courtesy door and electric up and over door.

Back inside, the elegant oak and glass staircase leads up to the first floor landing with airing cupboard. Bedroom one is to the rear overlooking the garden with en suite comprising bath with screen and rainfall shower over, etc, wash hand basin and ladder heated towel rail.

Bedroom two has views over trees to the front and also benefits from an en suite. Bedroom three is a further double with bedroom four a comfortable single. Completing the first floor the family bathroom comprises bath with screen and rainfall shower over, wc, wash hand basin and ladder heated towel rail.

This stylish and spacious family home has underfloor heating throughout the ground floor, and CCTV system and is ready to move in to.







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Tenure: Freehold

- Beautiful detached property
- Over 1600 square feet of accommodation
- Underfloor heating and multifuel stove
- Two en suites
- West facing garden
- No upward chain



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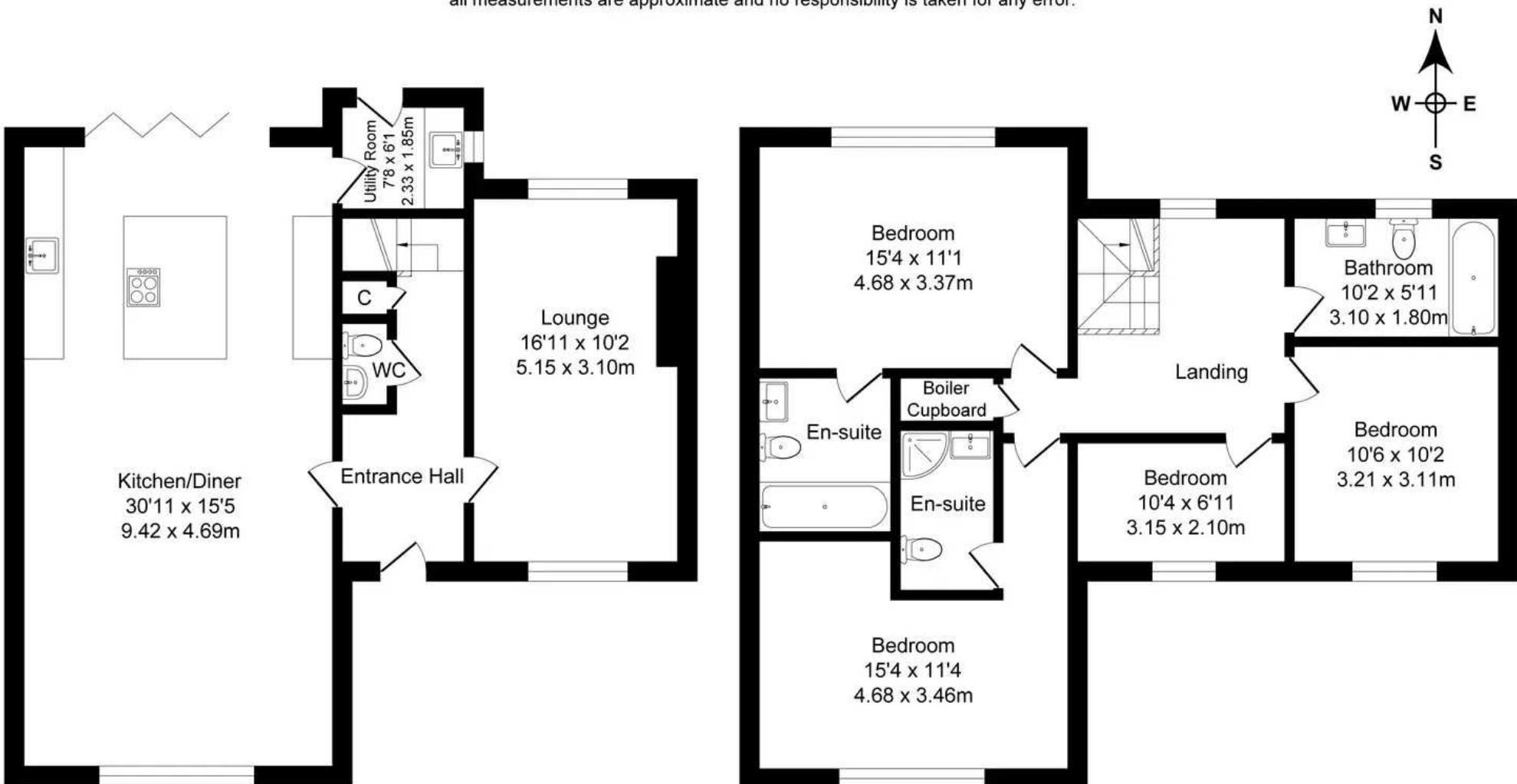
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Total Approx. Floor Area 1662 Sq.ft. (154.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 793 Sq.Ft
(73.7 Sq.M.)

First Floor

Approx. Floor
Area 846 Sq.Ft
(78.6 Sq.M.)