



4 CROPPERS LANE

BICKERSTAFFE,
NR. ORMSKIRK.
L39 9EJ

Guide Price
£130,000

A semi detached brick cottage in need of renovation.

The property is situated on Croppers Lane, Bickerstaffe.

OUTSIDE

ACCOMMODATION

The two bedroomed cottage is in need of renovation;

Kitchen 4.33 m x 1.61 m.

Lounge 4.56 m x 3.70 m.

Dining Room 4.58 m x 3.40 m.

Brick store.

Garden.

SERVICES

Mains electric and water. Septic tank drainage.

Council Tax - Band A

FIRST FLOOR

Bedroom 1 3.71 m x 2.39 m.

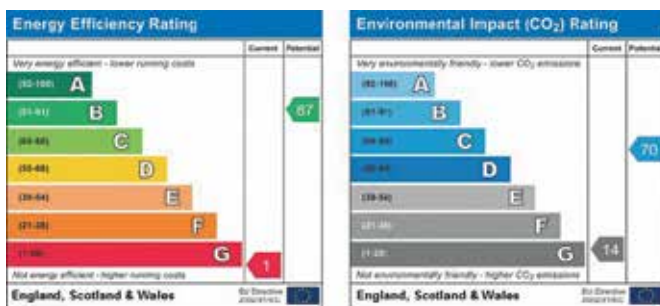
Bedroom 2 3.63 m x 3.05 m.

Bathroom 2.87 m x 2.05 m.





ENERGY PERFORMANCE CERTIFICATE



Reference:
4 croppers lane

VIEWING

By appointment with the agents.

AGENTS' NOTICE

Frank Marshall & Co. for themselves and for the Sellers of this property give notice that:

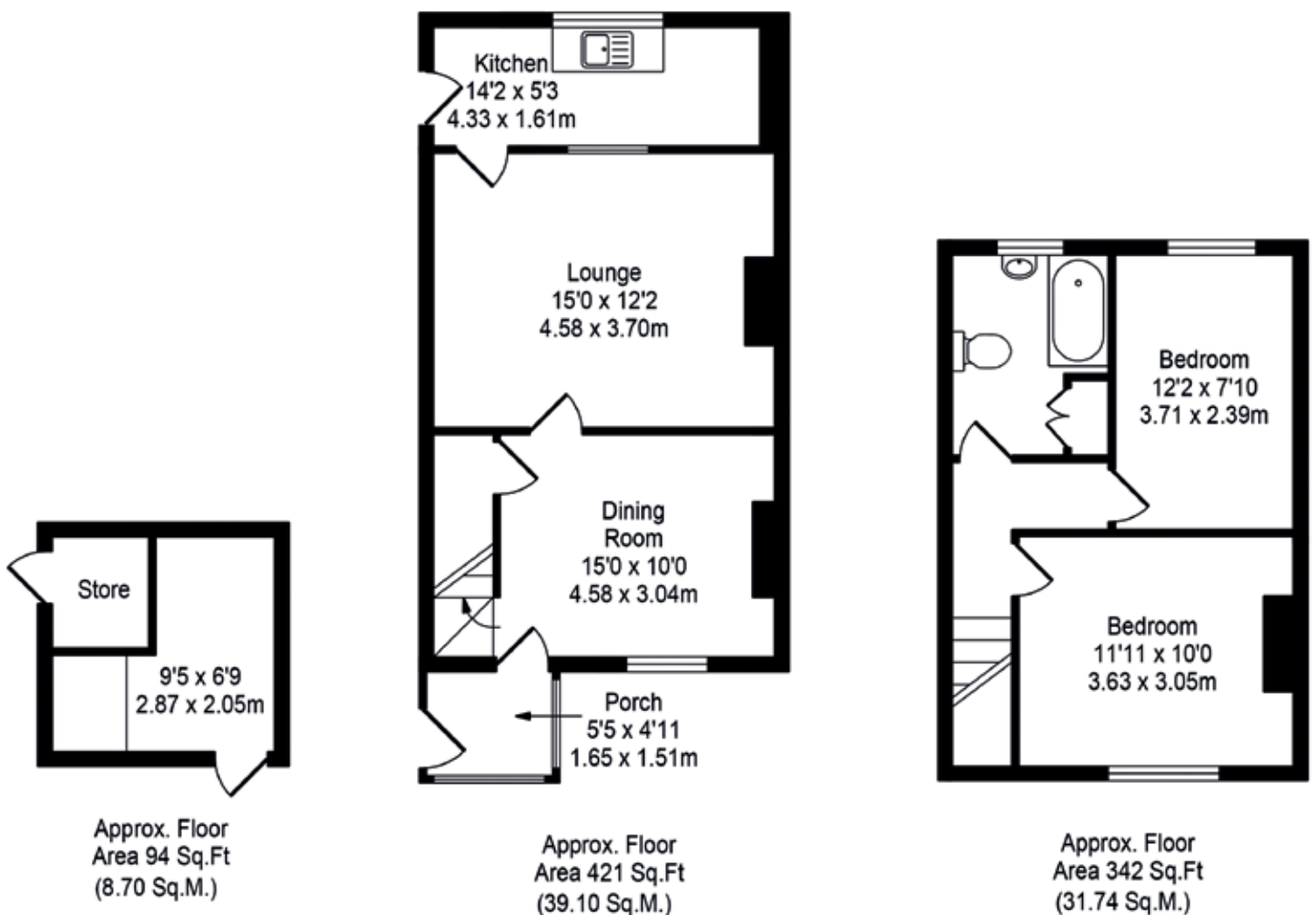
1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The Sellers do not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

This brochure was prepared by the Agents in accordance with the sellers' instructions in August 2018. All measurements are approximate.

Croppers Lane, Ormskirk

Total Approx. Floor Area 856 Sq.ft. (79.54 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.



RICS



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