



## 3 bed semi-detached house to buy in L39

Barrow Nook Lane, Bickerstaffe, Ormskirk, Lancashire, L39 0ET

**£285,000** Starting Bid

 x 3  x 2

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Three Bedrooms
- ✓ Good-Size Fitted Kitchen
- ✓ Driveway Parking
- ✓ Charming Semi-Detached Cottage
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Other
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Description

We are delighted to offer for sale this charming three-bedroom semi-detached cottage, located in the heart of the peaceful rural village of Bickerstaffe. Blending the character you'd expect from a traditional cottage with a layout that works well for modern living, this home is a fantastic opportunity for buyers looking for a property with personality, space and flexibility, all within easy reach of key transport routes and local amenities.

Set back from the lane behind a private driveway, the front of the property is both practical and inviting. Off-road parking is available here, always a valuable feature, particularly in a village setting, and the mature borders and traditional façade add to the sense of welcome. While the exterior holds true to its cottage origins, inside the property has been adapted thoughtfully over time to suit contemporary needs, without losing its character.

Stepping inside, you're greeted by a layout that feels both homely and functional. The lounge sits to one side, a cosy yet well-sized space that easily accommodates a variety of seating arrangements. The original cottage proportions are still evident, giving the room a snug atmosphere that suits everyday use. Adjacent is the dining room, a separate and adaptable area that can comfortably host family mealtimes, casual working from home, or more formal occasions.

Positioned towards the rear of the property, the kitchen has been arranged with usability in mind. There's a solid amount of storage and workspace, and the footprint allows for easy movement while preparing meals. Direct access to the conservatory makes this space feel larger, and the conservatory itself is a practical addition, not just a sunny place to sit, but a room that can flex depending on the season or the needs of the household. Whether used as an extra dining area, reading space or even a playroom, it's a useful part of the home that enhances how the garden and interior connect.

Also on the ground floor is a bathroom and one of the property's three bedrooms. This setup may appeal particularly to buyers seeking accessible ground-floor living or multigenerational households looking for flexible sleeping arrangements. The bathroom, sensibly located and well-appointed, serves this part of the home without disrupting the flow of the other rooms.

Upstairs are two further bedrooms, each enjoying pleasant views and offering genuine double proportions. The layout provides enough space for storage and furniture without feeling crowded, and the upstairs accommodation feels separate and private from the busier living areas below. It's worth noting that the slightly unusual room arrangement, with one bedroom downstairs and two upstairs, adds to the flexibility of the home and offers different ways to live in the space depending on the needs of the buyer.

The rear garden is one of the stand-out features of this property. It stretches far beyond what's typical for a semi-detached cottage and offers a wide variety of uses. For those with children or pets, there's ample room to roam; for keen gardeners, there's more than enough space to cultivate; and for anyone who simply values privacy and outdoor space, it's a real asset. A large section of the garden is laid to lawn, providing a blank canvas for future landscaping projects, or equally a low-maintenance space that can be enjoyed as-is. There's room to position outdoor seating comfortably, and with the conservatory connecting directly to the garden, this part of the home becomes an extension of the living area during warmer months.

Bickerstaffe itself is a peaceful village with a strong sense of community and a semi-rural setting that appeals to those wanting a slower pace without complete seclusion. Local amenities include a well-regarded primary school, convenience shops and village halls, and the property is within easy reach of the nearby market towns of Ormskirk and Rainford for broader retail and leisure options. Road links are particularly convenient, junctions for the M58 and M6 are nearby, offering straightforward access into Liverpool, Wigan, and beyond. There are also nearby bus and train links for those needing to commute further afield.

Altogether, this is a home that offers more than meets the eye — a traditional cottage layout reimagined to suit the needs of a modern household, with standout outdoor space and a location that strikes a balance between rural tranquillity and connectivity. It's the kind of place that adapts to its owner, whether you're looking for a first step into the countryside, a longer-term family base, or a retreat that still keeps you connected.

Please note there is no central heating to the property.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 893

Price: Starting Bid £285,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1919

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Other, Wood Burner

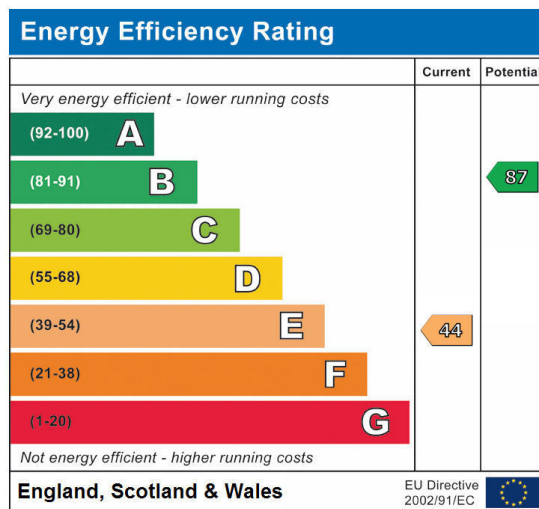
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent



Barrow Nook Lane, Bickerstaffe, Ormskirk, Lancashire, L39 0ET

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