



Edward Jackson



EDWARD JACKSON ESTATES · AUCTIONEERS · SURVEYORS · VALUERS

22 CHURCH STREET, ORMSKIRK. Telephones: ORMSKIRK 76061/4

ALSO AT: 57, LIVERPOOL RD. SOUTH, MAGHULL, TEL: 051-526-2267, 20, HOGHTON ST., SOUTHPORT, TEL: 37855 AND 1, SCHOOL LA., BURSCOUGH, TEL: Burcoough 892355

AGENTS FOR THE
LIFAX BUILDING
SOCIETY

REF: 5173BC
16.5.

TO BE SOLD BY PUBLIC AUCTION 30th JULY 1983
AT THE SALEROOM 22 CHURCH STREET ORMSKIRK
AT 11.00 am

"GLENDALE"

SANDERSON LANE, HARROCK HILL, NEAR. MAWDESLEY.



This DETACHED DORMER BUNGALOW occupies an elevated site commanding truly magnificent views over many miles of open countryside, being set on the side of Harrock Hill on a site extending to approximately 5 acres.

We would consider the Bungalow occupies one of the most idealistic positions in West Lancashire and whilst a purchaser may wish to carry out some works of modernisation to the Bungalow, the potential to acquire such a delightfully situated property is unparalleled.

Sanderson Lane is approached off Bentley Lane, the Bungalow being within 2½ miles of Mawdesley Village Centre and School.

ACCOMMODATION:

Vestibule, Entrance Hall, Lounge, Dining room, Breakfast Room/Kitchen, 4 Bedrooms, Bathroom/w.c. Outside: Timber garage and store.

SALES OFFICES OPEN SEVEN DAYS A WEEK

ORMSKIRK, MAGHULL & SOUTHPORT

Opening Times - Mon. to Thurs. 9 a.m. - 5.30 p.m., Friday 9 a.m. - 8 p.m., Sat. 9 a.m. - 4 p.m., Sun. 10 a.m. - 4 p.m.

Directors: E. Jackson, F.S.V.A., A. Day, F.R.I.C.S., E. Abbott, F.R.I.C.S., A.I. Chadwick, F.R.I.C.S., R.W.B. Underwood, A.R.I.C.S., A.S.V.A., A. Webber, A.S.V.A., W.R. Beesley
Registered in England with unlimited liability No. 1503725 registered office: 22a Church Street, Ormskirk, Lancashire.

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor(s) are to be or become under any liability or claim in respect of their contents. In the event of the Agents or any person in their employment supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.
All verbal negotiations are subject to contract and are not intended to be legally binding upon the parties until formal written contracts have been exchanged.

"GLENDALE" SANDERSON LANE, HARROCK HILL, NR. MAWDESLEY.

ACCOMMODATION COMPRISES:

Ground floor:

VESTIBULE with storm door.

ENTRANCE HALL

panelled ceiling; store cupboard and airing cupboard with immersion heater.

LOUNGE

tilled surround to fireplace, splayed bay window.

DINING ROOM

tilled surround to fireplace, splayed bay window.

BREAKFAST ROOM/KITCHEN

single drainer stainless steel sink unit; electric cooker point, built in cupboard and shelves.

Walk in Pantry with fitted shelves.

BEDROOM NO.1.

BEDROOM NO.2.

panelled ceiling.

FULLY FITTED BATHROOM with white suite comprising panelled bath, pedestal wash basin and low level w.c.,

FIRST FLOOR:

BEDROOM NO.3.

BEDROOM NO.4.

OUTSIDE:

Timber Garage and Store.

Extensive gardens/paddock extending to approximately 5 acres.

Garden slopes away from the property and the area of land would make the property ideal for people wishing to keep horses.

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"GLENDALE" SANDERSON LANE, HARROCK HILL, NR. MAMDESLEY.

TENURE:

Freehold

ASSESSMENT:

Rateable Value £226 Rates Payable £309.84 for 1983/84.

SERVICES AVAILABLE:

Electricity, water. Septic Tank Drainage.

VIEWING:

By prior telephone appointment with Mr. Rofe.
Tel. No. ECCLESTON 451329.