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Anderton Mill Cottage, 26 Bentley Lane, Bispham, Ormskirk L40 3SW  
By Informal Tender    Guide Price Offers over £225,000

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A character period stone built detached three bedroom grade II listed cottage set within a generous plot in a popular location. The cottage requires refurbishment and modernisation but with obvious potential. The internal accommodation is briefly described as follows;

#### **Ground Floor**

Entrance vestibule

Lounge 4.7 m x 4.14 m

Open fire on tile hearth and surround, stairs to first floor with understairs storage, 2x Night storage heaters

Sitting Room 3.5 m x 3.14 m

Inset cast-iron open fireplace and surround, exposed beams ceiling, 1x Night storage heater

Kitchen 3.7 m x 3.62 m

Fitted base and eye level units, laminate worktops, single drainer stainless steel sink, wall mounted electric heater. Electric cooker point. 2 oven cast iron cooker (not in working order) on tile hearth. Rear entrance door.

Bathroom 2.76m x 1.33m

Comprising bath with electric shower over, low flush WC, wash hand basin, tiled floor, part tiled walls, wall mounted electric heater

#### **First Floor**

Landing 2.7 m x 0.96 m

Bedroom 1 3.63m x 3.32m plus 1.55m x 1.08m plus 1.5m x 0.91m

Double bedroom to side with cast iron open fire, night storage heater

Bedroom 2 4.67m x 3m

Double bedroom housing hot water cylinder cupboard, night storage heater

Bedroom 3 3.74m x 3.66m

Double bedroom with freestanding wardrobe, night storage heater, inset cast iron fireplace

#### **Outside**

Private driveway with gated entrance

Outhouse adjoining cottage 4.74 m x 2.53 m

Compromising Store room.

Gardens to front and side with separate gated access

#### **Services**

We understand that mains water and electricity is supplied. Connected to mains sewers. No central heating system.

An electrical safety check including new consumer units was carried out in 2012.

#### **Council Tax**

Chorley council tax band 'F'

#### **Tenure**

We are advised that the property is held freehold with immediate vacant possession available.

No vendor chain

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#### **Viewings**

Accompanied viewing days held with the selling agent are provided as follows:.

Saturday 6th January 2018 between 11am to 12pm

Wednesday 10th January 2018 between 12.30pm to 1.30pm

Thursday 11th January 2018 between 12.30pm to 1.30pm

#### **Informal Tender Date**

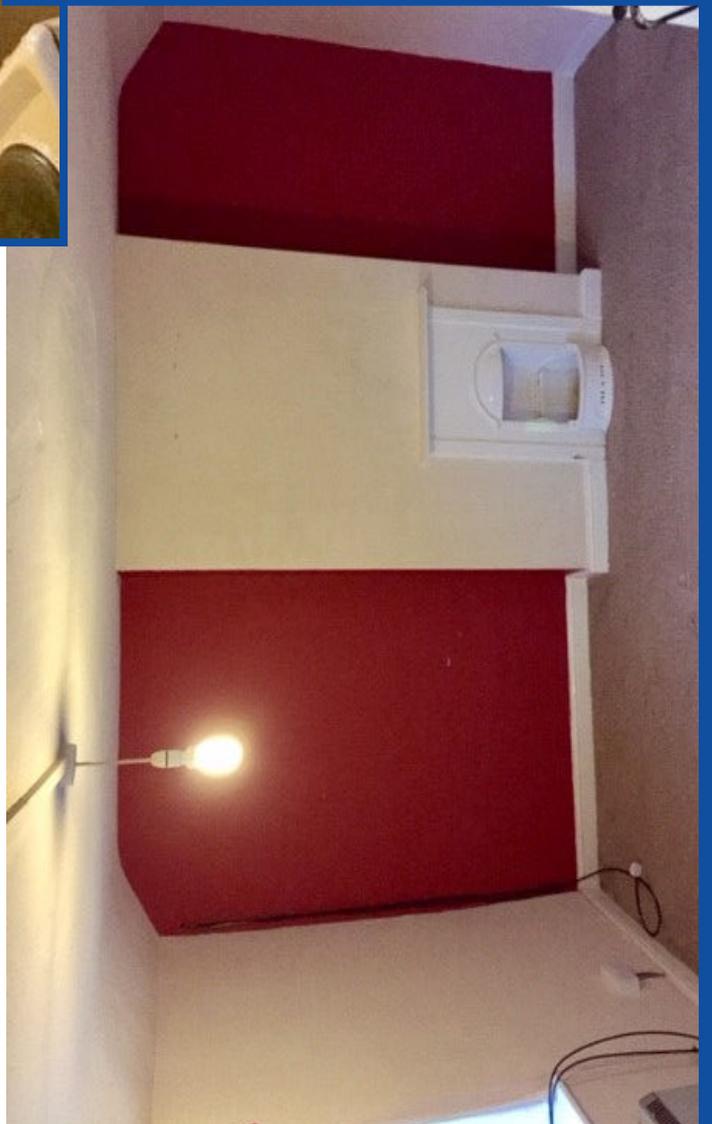
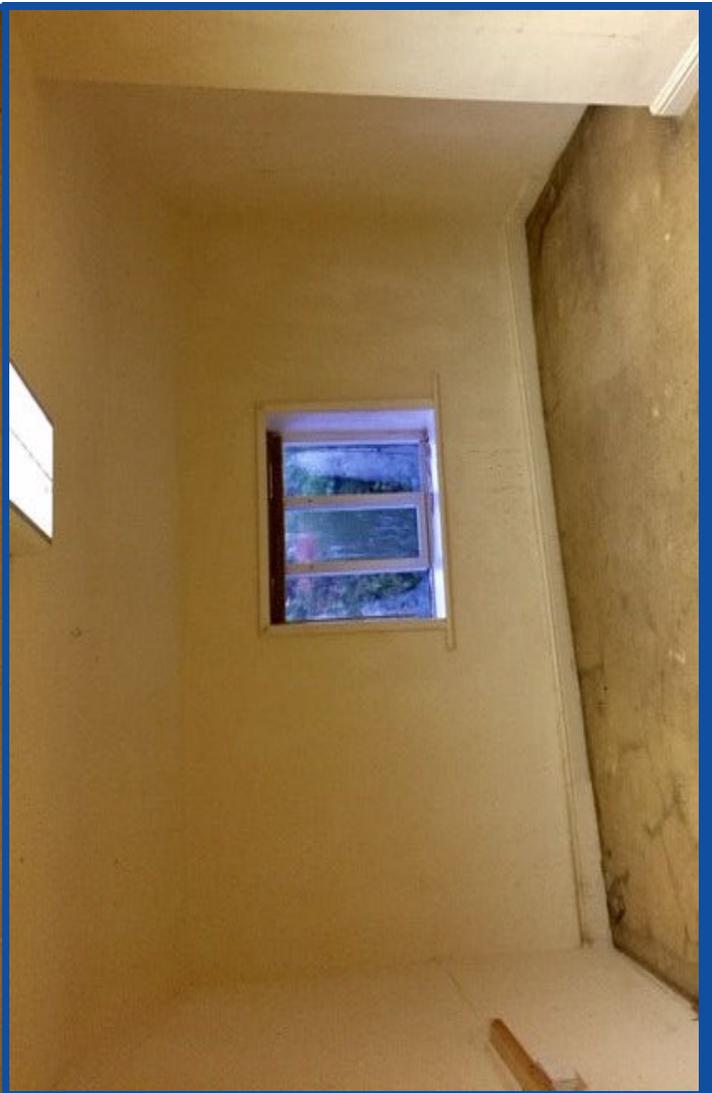
Offers in writing are invited by no later than 12 noon on Wednesday 24th January 2017 to include;

Full name(s), contact number, address & email address

Confirmation if offer is subject to a property sale and/or mortgage offer Confirmation if a cash offer (proof will be required if accepted)

An offer does not form any contract between the parties and is subject to contract. The vendor is not obliged to accept the highest nor indeed any offer made. The vendor may withdraw the property from the market.



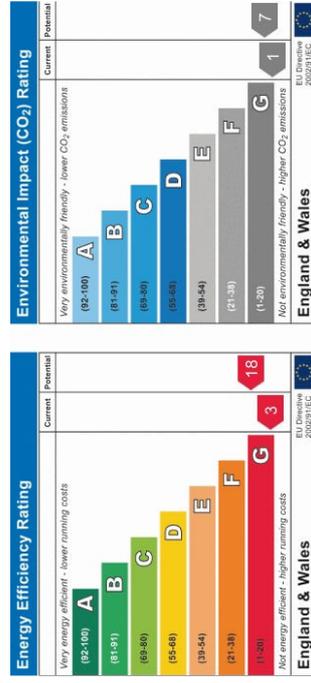


**Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008**

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

These sale particulars do not form any part of a contract of sale, the land is offered subject to legal confirmation and subject to contract.



69 Garstang Road, Preston, Lancashire, PR1 1LB  
 Tel: 01772 555403 Fax: 01772 885333

[www.shpvaluers.co.uk](http://www.shpvaluers.co.uk)

**SERVICES:** We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding: 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickavance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickavance. 3) In accordance with the terms of Misrepresentation Act 1967 Smith Hodgkinson Pickavance acting as Agents for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickavance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickavance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.