







77 Marland, Skelmersdale, WN8 6ST

£1,500 Per month

For the ultimate countryside, family residence, look no further than Mainswood sitting adjacent to the prestigious Ormskirk Golf Course. Built in 2002 by the current owners with no expense spared. A natural stone built exterior wall with CCTV camera and security gate. Internally, each door, frame and skirting has been hand made in solid mahogany along with the sweeping staircases. The solid internal walls were designed with insulation and sound-proofing in mind. The attention to detail throughout this home speaks for itself. Underfloor heating throughout with radiators in loft area. Internal vacuum system and built-in entertaining systems throughout. High level security cameras, lighting and alarm. Sat in approx. 2.75 acres of private gardens in Lathom, on the edge of historic Ormskirk (about half an hour equidistance between Liverpool and Manchester), Mainswood is completely surrounded by woodland, offering outstanding views of the hills of; Lancaster, Pendle, Mellor, Anglezar

Entrance Hall
Open plan to Kitchen, double door to Storage cupboard.

Entrance



With oak wooden flooring leading to

Storage cupboard.

Reception Room 1 20'8" x 14'1" narrowing to 13'1" (6.3m x 4.3m narrowing to 4m)



With bay window over looking front garden

Kitchen 8'8" x 7'1" (2.65m x 2.15m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to front, open plan, door to:

Living Room 16'2" x 12'5" (4.92m x 3.78m)
Window to rear, wall mounted gas fire, double radiator, stairs, door to:

Garage
Up and over door, door.

Bedroom 2 10'6" x 12'2" (3.19m x 3.70m)
Sealed unit double glazed window to rear, radiator, double door to Storage cupboard.

Storage cupboard.

Landing
Door to Storage cupboard.

Storage cupboard.

Bedroom 2 9'10" x 5'9" (2.99m x 1.75m)
Sealed unit double glazed window to front.

Bathroom
Three piece suite comprising bath, wash hand basin and low-level WC, tiled splashbacks, sealed unit double glazed window to front, radiator.

Bedroom 1 15'5" x 8'6" (4.71m x 2.60m)
Sealed unit double glazed window to rear, sealed unit double glazed window to front, radiator.

FIXTURES AND FITTINGS
May be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

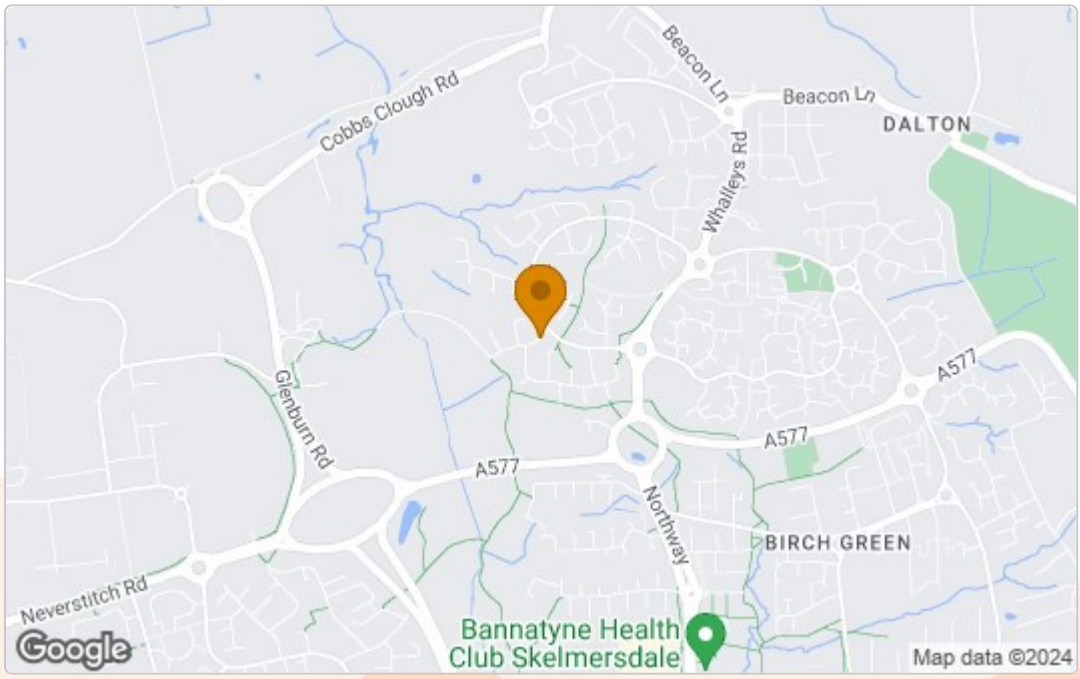
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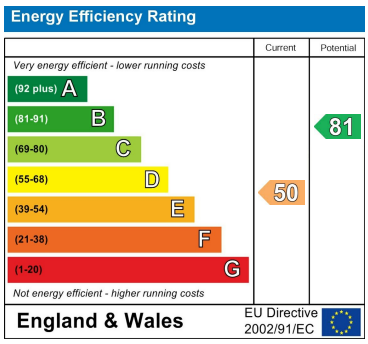
Floor Plan



Area Map



Energy Efficiency Graph



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