



# Ian Anthony

The Estate Agents

# Hillock Lane, Scarisbrick, L40 9QA

Guide Price £250,000

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- DETACHED BUNGALOW
- THREE BEDROOMS
- LIVING ROOM
- KITCHEN
- TWO STORAGE ROOMS
- PRIVATE REAR GARDEN
- DOUBLE GARAGE
- DRIVEWAY PARKING



We are delighted to bring to market a deceptively spacious detached family bungalow set in a semi rural location within easy access of local amenities. In brief the accommodation comprises to the ground floor a porch, entrance hall, living room, kitchen, three bedrooms, family bathroom and a rear porch. To the first floor two loft rooms provide ample storage space. To the front of the property a concrete driveway with ample space for at least three cars and a side access which leads to the double garage/workshop and rear garden. The private rear garden is flush with greenery and has the added benefit of being south facing. Viewing is essential to appreciate what this property can offer to you!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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