



**Ian Anthony**  
The Estate Agents

Bescar Lane, Scarisbrick, L40 9QN

£525,000

3 2 1



- NEW DEVELOPMENT
- TRUSTED LOCAL BUILDER
- DETACHED FAMILY HOME
- THREE LARGE BEDROOMS
- OPTIONAL FORTH BEDROOM • ADDITIONAL LAND AVAILABLE
- LEGAL FEES INCLUDED
- FLOORING INCLUDED
- EV CHARGING POINT
- DRIVEWAY PARKING





## A Lifestyle Opportunity

This is more than just a house—it's a lifestyle. A home where quality design meets countryside tranquillity, with excellent transport links right on your doorstep. Whether you're looking to downsize in comfort, grow into a new family home, or simply enjoy modern living in a semi-rural location, this property must be seen to be truly appreciated.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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