Scarisbrick Park

Ormskirk, L40 9RZ

Offers In Excess Of £350,000

Flexi Agent are delighted to present this beautiful three bedroom MEWS terraced property to the open market. Located in a stunning conservational area & the scenic village of Scarisbrick, offering an abundance of nature filled semi rural walks & countryside views. Shops & amenities are easy access either at the historic market town of Ormskirk and or Southport town centre. Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises of; entrance hallway, large lounge featuring fireplace & double doors leading front communal garden, spacious kitchen diner, utility room & shower room.

The first floor briefly comprises of; three bedrooms with master featuring wardrobe & storage, four piece bathroom & landing storage.

Externally the property offers parking space, garage & communal front garden.

Viewings are highly recommended to really appreciate this property. Viewings available upon request.
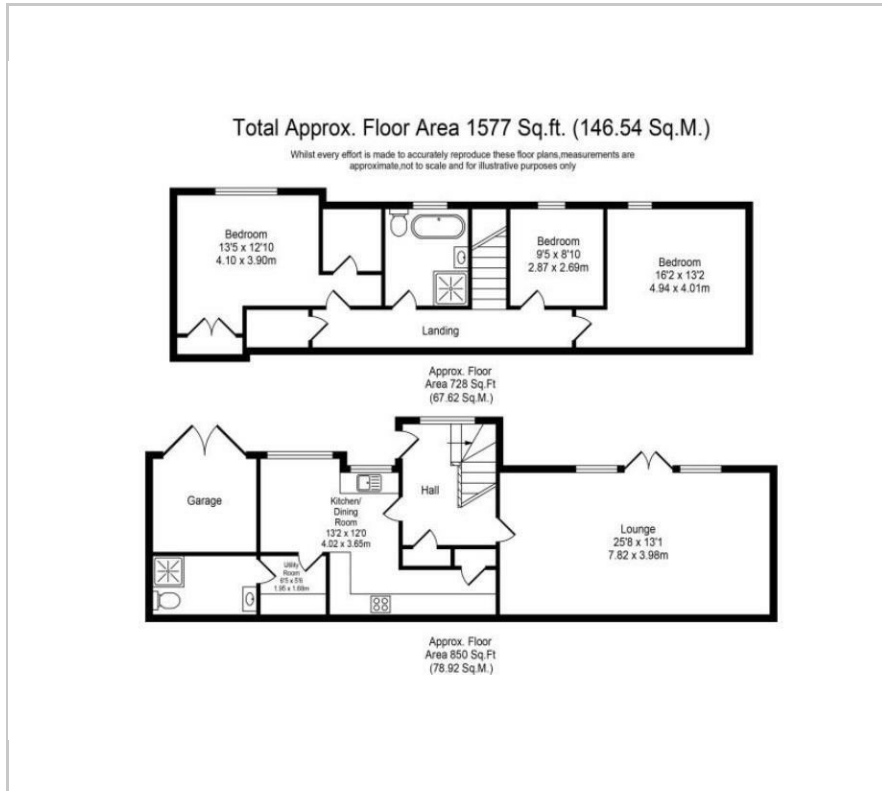
NO CHAIN
Freehold
EPC: C
Council tax band: D

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.
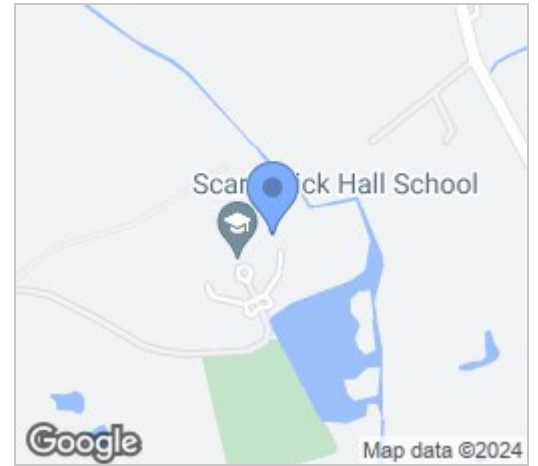
- Three bedrooms
- Terraced house, circa 1577 sqft
- NO CHAIN
- Conservation area
- Large lounge area
- Spacious kitchen diner
- Master with plenty of storage
- Four piece bathroom & shower room
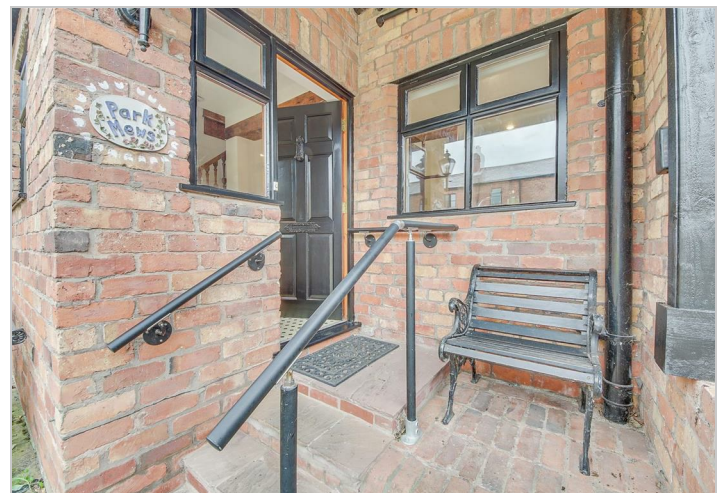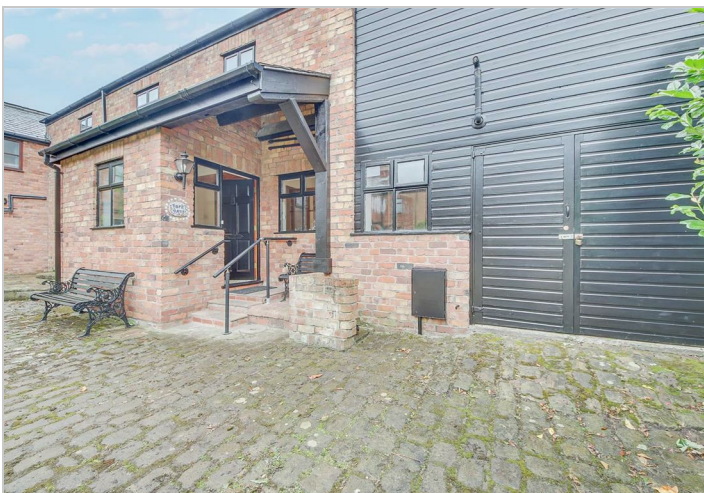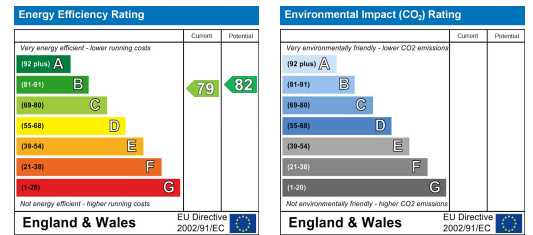- Parking & garage
- Viewings available upon request

3 | 2 | 1 | C

Floor Plan

Total Approx. Floor Area 1577 Sq.ft. (146.54 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Bedroom
13'5 x 12'10
4.10 x 3.90m

Bedroom
9'5 x 8'10
2.87 x 2.69m

Bedroom
16'2 x 13'2
4.94 x 4.01m

Landing

Approx. Floor Area 728 Sq.Ft (67.62 Sq.M.)

Garage

Kitchen/Dining Room
13'2 x 12'0
4.02 x 3.65m

Hall

Utility Room
6'5 x 5'6
1.95 x 1.68m

Lounge
25'8 x 13'1
7.82 x 3.98m

Approx. Floor Area 850 Sq.Ft (78.92 Sq.M.)

Area Map

Scarisbrick Hall School

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC