



14a Turning Lane, Scarisbrick, PR8 5HY

£290,000

'Subject to Contract'

Early inspection is essential to appreciate the generous accommodation of this double fronted, detached true bungalow. The extended living accommodation has been very well planned providing two double bedrooms, bathroom, breakfast kitchen and two reception rooms, the front comprising of lounge/diner. There is also access via drop down ladder to a loft room. The established and mature plot provides off road parking for numerous vehicles to front, extensive garden and patio to rear, not directly overlooked and providing un-interrupted views over open farmland beyond! Properties in this much sought after semi-rural location are very rare to market and provide convenient commuter link access to both Southport & Ormskirk.

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Southport's Estate Agent

Enclosed Side Entrance Vestibule

With Upvc double glazed outer door, tiled flooring, overhead gas meter and glazed inner door leading to..

Entrance Hall

Loft access, wall light point.

Lounge/ Diner - 5.33m x 6.96m (17'6" into bay x 22'10")

Upvc double glazed bay and single double glazed window overlooking front of property. Fireplace inset to chimney breast with exposed stone interior, tiled hearth and wooden mantel piece. Upvc double glazed windows to side. Lounge open plan with dining area.

Bathroom/ Wc - 2.74m x 2.46m (9'0" x 8'1")

Opaque Upvc double glazed window, four-piece modern white suite comprising of low-level Wc, pedestal wash hand basin and twin grip panelled bath with corner step in shower enclosure including 'Triton' electric shower unit, tiled walls with ladder style chrome heated towel rail, recessed spotlighting.

Bedroom One - 3m x 4.22m (9'10" x 13'10" to front of wardrobes)

Upvc double glazed side window, fitted wardrobes to the length of one wall with vanity mirrored frontage and hanging space.

Bedroom Two - 2.82m x 3.02m (9'3" x 9'11" overall measurements)

Upvc double glazed window to side.

Sitting Room - 3.94m x 3m (12'11" x 9'10" excluding entry door recess)

Upvc double glazed window to side of property, glazed pocket style sliding door with step leads down to dining kitchen. Loft access available via concertina style drop down ladder into boarded out loft room and skylight overlooking Farmers fields beyond.

Dining Living Kitchen - 3.78m x 6.65m (12'5" x 21'10")

Upvc double glazed window to both side and overlooking rear of property with Farmers field beyond. Sliding patio doors provide access to garden. Modern style kitchen arranged with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer and drainer. Wall mounted 'Main' combination style boiler system and space is available for free standing fridge freezer. Plumbing is available for washing machine and dishwasher and further space for cooker. Part floor tiling, recessed spotlighting and fitted cupboards to the length of one wall.

Outside

Loose stone driveway provides off road parking for numerous vehicles to front, established borders well maintained and set back from the road occupying a generous Semi-rural plot with paved side access leading to rear. Rear garden comprises of raised paved patio, brick store to side and steps down to lawn with established borders well stocked with a variety of plants, shrubs and trees and offering fabulous views on arrival of Farmers field beyond.

Council Tax

Council Tax Band is West Lancashire MBC Band D

Tenure

We understand the Tenure of the property to be Freehold.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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