



14 Jacksmere Lane, Scarisbrick, L40 9RS
'Offers In Excess Of' £350,000
'Subject to Contract'

Early inspection is essential to appreciate the attention to detail of this most impressive, semi-detached dormer bungalow. The extended living accommodation has been very well planned providing front lounge, two double bedrooms, one arranged as home office and a superb breakfast kitchen with UPVC door leading to well tended rear garden. There is also access to a modern shower room/Wc and sitting room opening to dining area also overlooking gardens and providing a fixed staircase leading to first floor master bedroom with benefit of modern en-suite bathroom/WC . The established and mature plot provides off road parking for numerous vehicles to front, and a side lean-to leading to double length garage and adjoining store! The extensive rear garden and patio is not directly overlooked providing uninterrupted 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

Composite style entrance door with double glazed and leaded insets, opaque Upvc double glazed side windows, woodgrain laminate style flooring and useful hanging space to one wall. Glazed inner door leads to...

Entrance Hall

Woodgrain flooring, dado rail and coving. Glazed inner door leads to...

Lounge - 4.85m x 3.68m (15'11" into bay x 12'1")

Upvc double glazed bay window overlooks front of property and farmers field beyond. Two stained and leaded opaque Upvc double glazed side windows, woodgrain laminate style flooring and most attractive remote control electric fire with marble interior, hearth and fire surround.

Bedroom 1 - 3.94m x 3.45m (12'11" x 11'4" to rear of wardrobes)

Upvc double glazed windows to front of property with views over farm land beyond, wardrobe fitted to one wall.

Living/ Dining Room - 6.02m x 3.45m (19'9" overall measurements x 11'4")

Living room with fixed staircase giving access to first floor bedroom suite including hand rail, spindles and newel post. Woodgrain laminate style flooring laid with open plan access leading to dining area overlooking gardens including Double glazed French doors leading into garden. There is also a velux bubble skylight maximizing natural light to the rear reception space. Wall light points.

Breakfast Kitchen - 3.81m x 3.66m (12'6" x 12'0" into recess)

Modern style fitted kitchen including a number of built in gloss base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and one and half bowl sink unit with mixer tap and drainer. A range of high end 'Neff' appliances include double electric oven, five burner gas hob with extractor over and space is available for free standing fridge. Partial wall tiling, with open plan access leading via Upvc double glazed door and window providing delightful aspect and access to enclosed garden at the rear.

Shower Room/ Wc - 2.54m x 2.16m (8'4" x 7'1")

Three piece modern white suite comprising of low level Wc, vanity wash hand basin with inset circular style sink unit with mixer tap and drawers below. Walk in shower with glazed shower screen, plumbed in deluge style shower and hand held shower attachment. Tiled walls with ladder style chrome heated towel rail, opaque Upvc double glazed window to side and extractor.

Bedroom 3/ Home Office - 2.54m x 2.92m (8'4" x 9'7")

Upvc double glazed window and door leads to side porch with bedroom currently arranged as office space.

First Floor

Master Bedroom Suite - 5.38m x 6.12m (17'8" x 20'1" overall measurements including areas of reduced head height)

'Velux' double glazed skylight to roof pitch, vaulted ceiling with Upvc double glazed windows overlooking rear of property proving unrival views over farmland and garden. Superb master suite with LVT flooring, door to useful walk in wardrobe measuring 7'5" x 5' including areas of reduced head height with hanging space. Separate cupboards built in to one wall and door leads to...

Ensuite - 1.83m x 2.51m (6'0" x 8'3")

'Velux' double glazed skylight to roof pitch with three piece modern white suite comprising of low level Wc, vanity wash hand basin with mixer tap, cupboards below and panelled bath with central mixer tap, part wall tiling, LVT flooring continued and extractor.

Outside

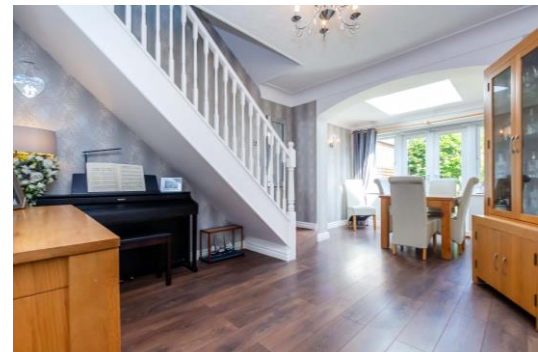
The property occupies an enviable position to a semi rural road in Scarisbrick with open views over farmland to both front and rear. Secure wrought iron double gate access provides loose stone driveway with off road parking for numerous vehicles side porch/ lean to leads to a garage at the rear, lean to measures 23'9" x 8'7" with electric light and power supply, housing wall mounted 'Worcester' combination style central heated boiler system. Door leads to double width garage measuring 19'9" x 8'3" with further electric light and power supply Upvc double glazed side window and door to additional adjoining garden store measuring 8'10" x 8'6" with door leading to rear garden and further electric light and power supply. The enclosed rear garden is not directly overlooked with flagged patio and laid to lawn, ornamental trees and seating area providing a delightful aspect which in the opinion of the Estate Agents is a most definite feature.

Council Tax

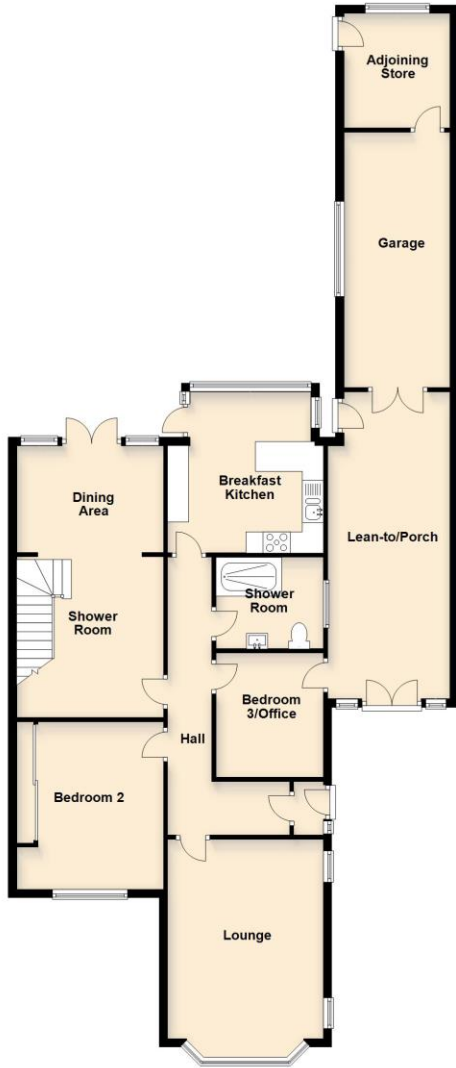
West Lancs band D

Tenure

Freehold.



Ground Floor



First Floor



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



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