



**67a Jacksmere Lane, Scarisbrick
Ormskirk, L40 9RT £400,000
'Subject to Contract'**

An early inspection is recommended to appreciate the plot and extent of the accommodation offered by this detached true bungalow. The bungalow would benefit a programme of modernisation and improvement and is situated in a private, established and mature plot. The centrally heated and double-glazed accommodation briefly includes; Entrance hall, living room, two double bedrooms, both with en-suite, open plan living, dining kitchen with access to separate utility and adjoining store/former garage. There are generous gardens to the front, a driveway provides parking for numerous vehicles and leads via restricted access to a garage/adjoining store at the rear including private patio, not directly overlooked. Properties in this much sought after semi-rural location are very rare to market and provide convenient commuter link access to both Southport & Ormskirk.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Open Entrance Vestibule

Inner door leading to....

Entrance Hall

Glazed internal doors to living room, glazed double doors to dining kitchen and door to second bedroom en-suite shower room.

Living Room - 4.78m x 7.01m (15'8" x 23'0")

Double glazed windows overlook both front and rear gardens. Living flame gas fire inset to Marble surround and hearth.

L-Shaped Living/Dining Kitchen - 6.83m x 7.16m (22'5" reducing to 10'3" x 23'6" reducing to 9'9")

Double glazed windows to both sides of property. Living/dining room open plan leading to kitchen with a range of built-in cupboards and drawers, wall cupboards and working surfaces with single bowl sink unit, mixer tap and drainer.

Appliances include; electric oven and grill, four ring ceramic hob with extractor over. Plumbing is available for washing machine and space for fridge. Partial wall tiling and tiled flooring to kitchen. Doors off the living/dining room lead to both front and rear bedrooms.

Bedroom 1 - 4.09m x 3.99m (13'5" x 13'1")

Double glazed window to side, door to....

En Suite Bathroom/Wc - 3.45m x 1.93m (11'4" x 6'4")

Opaque double-glazed window to side. Four-piece white suite including; pedestal wash hand basin incorporating low level Wc and cupboards below. Twin-grip panelled bath with mixer tap and hand-held shower attachment. Corner step-in shower enclosure with plumbed-in shower. Tiled walls with ladder style heated towel rail. Wall mounted vanity wall mirror including cabinet, spot lighting and extractor.

Bedroom 2 - 4.39m x 3.96m (14'5" to rear of wardrobes x 13'0")

Double glazed window to front, fitted wardrobes with partial vanity mirrored frontage, knee hole dressing table and drawers, door to....

En Suite Shower Room/Wc - 4.24m x 1.5m (13'11" overall measurements into shower recess x 4'11")

Opaque double-glazed window, three-piece suite comprising; low-level Wc, pedestal wash hand basin and step-in shower enclosure with glazed shower door, plumbed-in shower, tiled walls and spot lighting.

Utility Room - 2.67m x 3.66m (8'9" x 12'0" to rear of cupboards)

Double glazed door to rear, tiled walls and flooring. Base cupboards, built-in wall cupboards and plumbing for washing machine. Door to....

Adjoining Store/Former Garage - 7.16m x 3.28m (23'6" x 10'9")

Formally a garage (Now with limited vehicular access) Roll shutter up and over door and housing the 'Baxi central heating boiler. Water tap, loft access.

Outside

The property occupies an established and mature plot being well set back from the road and nestled amongst a variety of plants, shrubs and trees. The rear garden is not directly overlooked with patio area and access to the store/former garage to rear.

Council Tax

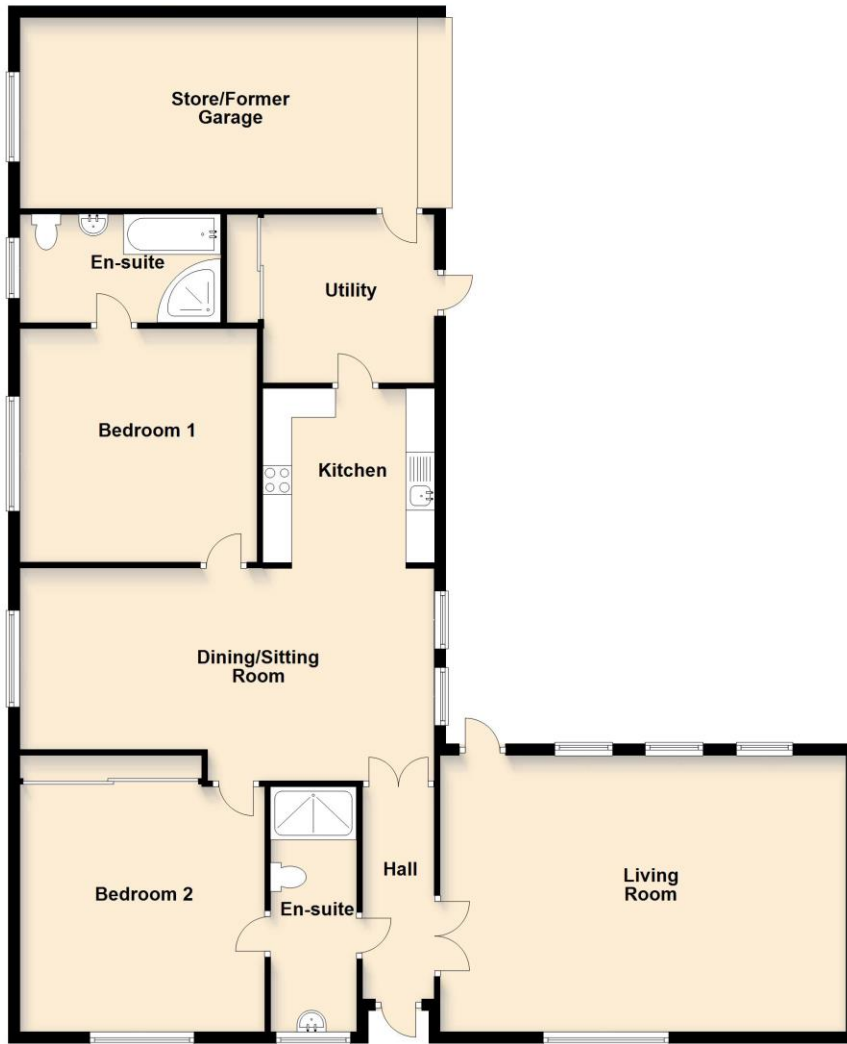
West Lancashire Borough Council band E.

Tenure

TBC



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		81
(69-80) C		
(55-68) D	58	
(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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