



**10 Jacksmere Lane, Scarisbrick, L40 9RS**  
**£315,000**

**'Subject to Contract'**

Early inspection is essential to appreciate the accommodation offered by this semi-detached dormer bungalow. The extended living accommodation has been very well planned providing front lounge, two double bedrooms, separate kitchen with UPVC door leading to enclosed side lean-to and garage. There is also access to a modern bathroom/Wc and dining room overlooking gardens and providing a fixed staircase. Leading to first floor master bedroom with benefit of modern en-suite bathroom/WC and dressing area. The established and mature plot provides off road parking for numerous vehicles to front, and a side lean-to leading to a garage with adjoining store. The extensive rear garden and patio is not directly overlooked 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*



### Side Entrance Vestibule

Upvc double glazed double door access, tiled flooring and inset mat well. Glazed and leaded inner door leads to...

### Entrance Hall

L shaped entrance hall with dado rail and door leading to...

### Front Lounge - 4.72m x 3.68m (15'6" x 12'1")

Upvc double glazed window to front providing views over farmers field, three Upvc double glazed side windows and living flame gas fire with limestone attractive interior hearth and surround. Dado rail and coving.

### Bedroom 2 - 3.91m x 3.43m (12'10" x 11'3" to rear of wardrobes)

Upvc double glazed windows over farmers field provide a delightful aspect with fitted wardrobe including knee hole dressing table and drawers, stripped wooden flooring.

### Dining Room - 3.76m x 3.45m (12'4" x 11'4" overall measurements into recess including areas of reduced head height)

Upvc double glazed sliding patio doors lead to enclosed garden at the rear. Woodgrain laminate style flooring and stairs lead to first floor master bedroom suite with handrail, spindles and newel post.

### Kitchen - 2.57m x 2.69m (8'5" x 8'10")

Upvc double glazed window, and double-glazed door leads to side enclosed lean to. Kitchen arranged with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces including one and half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four ring gas hob with tiled walls and space available for fridge and plumbing available for dishwasher.

### Bedroom 3 - 2.08m x 3.68m (6'10" excluding door recess x 12'1" to rear of wardrobes)

Upvc double glazed window overlooks gardens to rear, fitted wardrobes and dado rail.

### Bathroom/ WC - 2.54m x 2.18m (8'4" x 7'2")

Opaque Upvc double glazed window to side, four-piece modern white suite comprising of low-level WC, vanity wash hand basin with cupboards below and corner style panelled bath with body jet style and step in shower enclosure separate with plumbed in shower and wall grip. Tiled walls and flooring, heated towel rail, recessed spotlighting and extractor.

### Master Bedroom - 5.31m x 3.45m (17'5" including areas of reduced head height x 11'4")

Three double glazed skylights to roof pitch maximise natural light, vaulted ceiling with spotlighting and woodgrain laminate style flooring. A number of useful under eaves access points for additional storage and separate walk-in closet with reduced head height. Open plan access leading to...

### Dressing Room - 2.49m x 1.91m (8'2" x 6'3" including areas of reduced head height)

Double glazed skylight to roof pitch, spotlighting and woodgrain laminate style flooring continues. Eaves storage access point and hanging space. Door leads to....

### Ensuite/ WC - 2.06m x 2.06m (6'9" x 6'9" overall including areas of reduced head height)

Double glazed skylight to roof pitch, four-piece white suite comprises of low-level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap including step in shower enclosure separate with folded shower door, plumbed in shower, tiled walls and flooring. Spotlighting.

### Outside

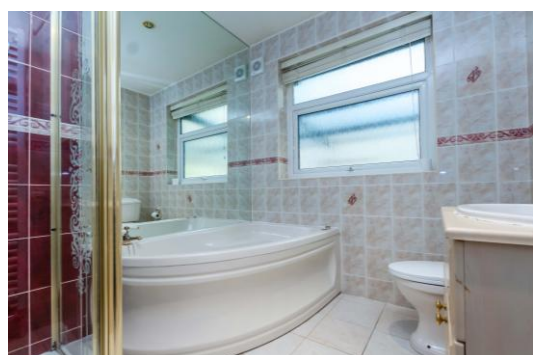
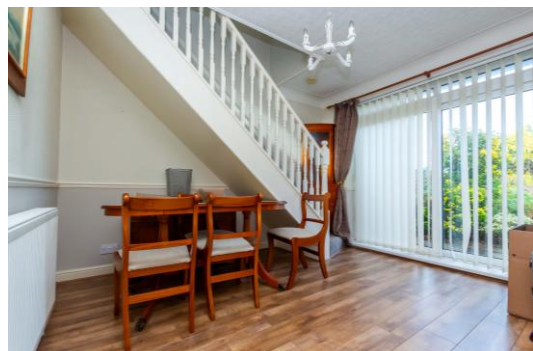
Gardens are available to both front and rear with driveway access to front with off road for numerous vehicles via gated access with farmers field opposite providing delightful orientation. Adjoining lean to access to side measures 23'11 x 8'7" with double glazed entrance doors to enclosed lean to and further double garage doors leading to garage and separate door leading to garden enclosed at the rear. The garage measures 18'9" into recess x 7'5" with electric light and power supply. The enclosed rear garden is flagged patio and laid to lawn with established borders. The property is not directly overlooked with useful built in brick store adjoining garage to rear and separate timber store and patio area with external water tap.

### Council Tax

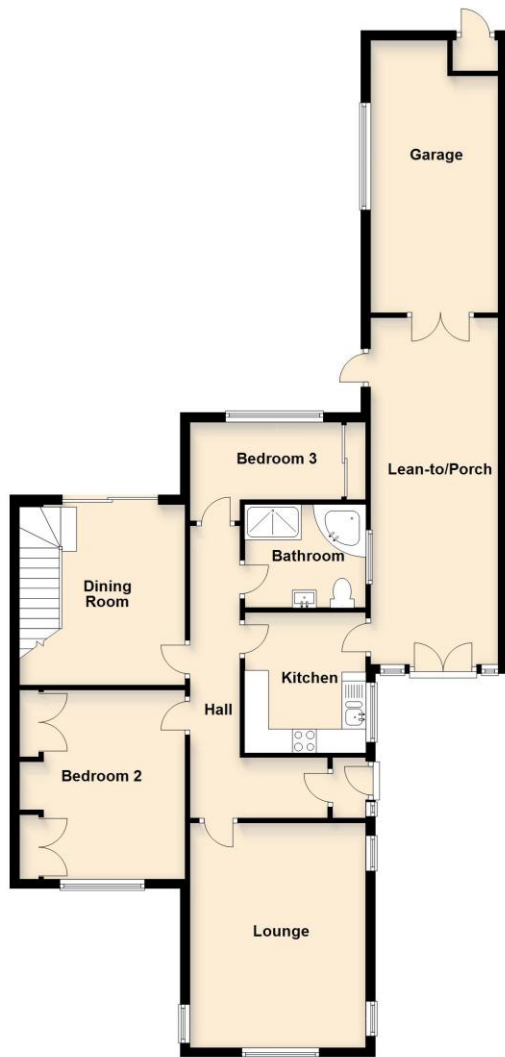
West Lancs band D

### Tenure

Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale  
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