



**8 Hillcrest Drive  
Scarisbrick, L40 9QX £350,000  
'Subject to Contract'**

This charming four-bedroom detached dormer bungalow is nestled in a spacious plot, featuring a detached garage. The modern living accommodation features open plan living room through to dining kitchen, perfect for entertaining and including a range of modern appliances. Three double bedrooms and two bathrooms are located to the ground floor and a fixed stairs case leads to the first-floor master bedroom with dressing room. Located in a highly desirable cul-de-sac, the property offers a semi-rural lifestyle while being conveniently close to the bustling market town of Ormskirk and historic Southport. Perfect for those seeking tranquility with easy access to urban amenities.

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*Southport's Estate Agent*

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### Open Entrance Vestibule

Upvc double glazed inner door leading to...

### Entrance Hall

L shaped entrance hall with woodgrain laminate flooring and doors leading to main accommodation. Inner door leads to enclosed inner hall with turned staircase leading to first floor dormer master bedroom suite. Separate door off inner hall leading to ground floor bedroom.

### Dining Kitchen - 6.48m x 2.77m (21'3" x 9'1")

Upvc double glazed duel aspect windows to both front and overlooking rear. Kitchen open plan to dining area and includes a modern range of fitments including base units, cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with canopied style extractor hood above, electric oven and grill, fridge, freezer and dishwasher. One wall cupboard houses the 'Main' combination style central heated boiler system. Upvc double glazed door leads to rear garden. Open plan access off dining area leads to...

### Living Room - 4.24m x 3.73m (13'11" x 12'3" into recess )

Three Upvc double glazed windows to front and French double Upvc doors lead to rear garden and patio area. Feature inset remote control living flame gas fire to chimney breast, woodgrain laminate style flooring continues.

### Bathroom/ WC - 2.16m x 2.29m (7'1" x 7'6" into recess)

Opaque Upvc double glazed window and three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with tiled ceramic surround, mixer tap and shower attachment. Neoclassical style heated towel rail to tiled walls.

### Shower Room/ WC - 2.18m x 1.42m (7'2" x 4'8" into shower recess)

Opaque Upvc double glazed window with three piece white suite comprising of low level WC, wash hand basin with mixer tap and step in shower enclosure with glazed shower screen and 'Triton' electric shower. Tiled walls with ladder style chrome heated towel rail.

### Bedroom 1 - 3m x 3m (9'10" x 9'10")

Upvc double glazed window.

### Bedroom 2/ Office - 3.94m x 2.24m (12'11" x 7'4")

Upvc double glazed door and window leads to rear garden, bedroom currently arranged as home office.

### Bedroom 3 - 3.18m x 3.02m (10'5" x 9'11")

Upvc double glazed window.

### First Floor

### Dressing Room - 2.72m x 3.71m (8'11" x 12'2" including areas of reduced head height)

Upvc double glazed window to rear and fitted wardrobe to one wall. Door leads to...

**Master Bedroom** - 4.52m x 2.92m (14'10" x 9'7" including areas of reduced head height) 'Velux' double glazed skylight to roof pitch.

### Outside

The property occupies a generous corner plot with off road parking to hard surfaces driveway for numerous vehicles. Separate detached garage access via remote control roll shutter doors measures 20'4" x 14'4" includes electric light and power. There is also a separate access to land at the front/side with further lock up/store providing additional parking at potential for a variety of uses. The rear garden comprises predominately hard surfaces and paved patio area leading down to enclosed lawn with borders well screened with a variety of shrubs and trees. Separate timber lean to storage access provides both plumbing for washing machine and space for tumble dryer with electric light and power.

### Council Tax

West Lancs band E.

### Tenure

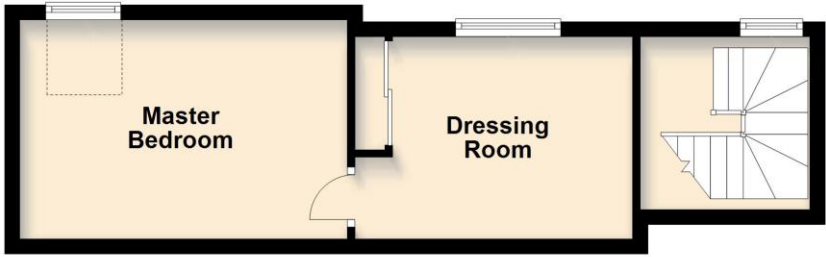
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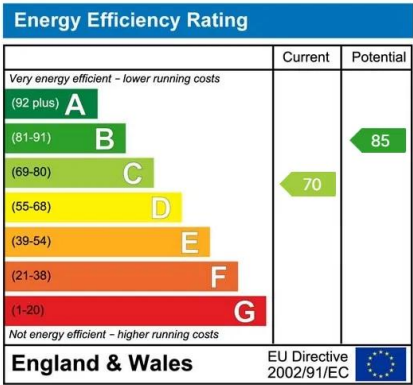
Ground Floor



First Floor



Floor plans are for illustration only and not to scale  
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