



## EAST VIEW

DRUMMERSDALE LANE,  
SCARISBRICK, L40 9RA

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## EAST VIEW, DRUMMERSDALE LANE, SCARISBRICK, L40 9RA

TOTAL APPROX. FLOOR AREA: 2,099 SQ FT

A PERFECT BLEND OF COUNTRYSIDE APPEAL AND CONTEMPORARY LIVING. LOCATED WITHIN THE PEACEFUL SEMI-RURAL PARISH OF SCARISBRICK, EAST VIEW IS A BEAUTIFULLY RENOVATED AND THOUGHTFULLY EXTENDED HOME THAT CAPTURES THE ESSENCE OF MODERN FAMILY LIVING.



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## DRIVING DISTANCES

NEAREST TRAIN STATION: 3 MINS  
ORMSKIRK: 8 MINS  
BURSCOUGH RINGWAY RETAIL: 6 MINS  
SOUTHPORT: 15 MINS  
HURLSTON HALL GOLF & HEALTH CLUB: 7 MINS  
M58: 20 MINS  
M57: 25 MINS  
M6: 25 MINS  
LIVERPOOL CITY CENTRE: 55 MINS  
MANCHESTER CITY CENTRE: 65 MINS

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## ACCOMMODATION IN BRIEF

- Integral porch
- Hallway
- Living room
- Lounge & dining
- Spacious kitchen with dining
- Utility room
- Downstairs shower room
- Primary suite with ensuite & study
- 3 Further bedrooms
- Family bathroom







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## OUTSIDE

- Approx. 0.31-acre plot
- Gated pedestrian & vehicle entrance
- Tarmacked driveway
- Parking for 5 vehicles
- Front terrace
- Side lawn
- Rear terrace
- Expansive rear lawn
- Hedged & fenced perimeters
- Alarm, CCTV & security lighting

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## THE PROPERTY

With a spacious layout spread across two floors and generous south-facing gardens, this property offers the ideal balance of indoor comfort with outdoor space, so if you're looking for a 'move in ready' home, this stylish semi-detached property delivers. Offering multiple reception rooms, a spacious kitchen with separate utility, and four well-proportioned bedrooms—including a private primary suite thoughtfully separated from the rest—East View is a must-see for anyone craving space, style, and a little rural tranquillity.







## GROUND FLOOR

A welcoming integral porch provides a practical space to shed coats and shoes before entering the hallway. From here, the front staircase rises to the main sleeping quarters, while a door opens into a bright and spacious front reception room overlooking the home's frontage. Styled with soft dove grey LVT flooring and a coordinating feature wall, this versatile space comfortably accommodates both lounge and dining areas.

To the rear, a second reception room offers an equally generous and light-filled living area. Bi-fold doors open directly onto the garden, while full-height glazing to the front allows for additional natural light and views of the driveway. This room also features warm-toned LVT flooring, a contemporary inset fireplace, and a recessed media wall designed to house a large flat-screen TV. To one side is a second staircase leading to the private primary suite above, with useful under-stair storage.

At the heart of the home sits a sleek and well-appointed kitchen that links the two reception spaces. The light grey LVT flooring continues seamlessly through, complementing the high-gloss white cabinetry and grey quartz worktops. A deep under-counter stainless steel sink and a breakfast bar for three create both function and flexibility. Integral appliances include an induction hob, extractor, double ovens, wine cooler and dishwasher, with space allocated for a large American-style fridge-freezer. There's also room for a small dining set, ideal for casual meals and French doors open to the rear terrace and south facing garden, making entertaining al-fresco effortless.

Adjoining the kitchen is a dedicated utility room, complete with additional cabinetry, a second sink, and plumbing for laundry appliances—keeping the kitchen clutter-free. A modern ground floor shower room completes this level, featuring full-height tiling, a walk-in corner shower with glass screen, vanity basin with built-in storage, and W.C.











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## FIRST FLOOR

Accessed via the private rear staircase, the primary suite begins with a light-filled anteroom featuring bi-fold doors and a Juliet balcony overlooking open farmland. Currently arranged as a home office, this flexible space offers the perfect setting to work or unwind while enjoying uninterrupted countryside views.

A door leads through to the primary bedroom, completely separate from the rest of the home to provide a true sense of retreat and privacy. Soft carpeting underfoot and full height glazing to the front allow for both comfort and natural light, framing serene views across Drummersdale Lane and beyond. The adjoining ensuite is finished in crisp white tiling and includes a full-sized bathtub with shower attachment, basin, and W.C.

The main staircase from the ground floor leads to three further double bedrooms, all newly carpeted and tastefully decorated. Each room enjoys its own outlook—one facing the front, one to the side, and one overlooking the rear garden—offering a variety of perspectives and plenty of natural light. The bedrooms are served by a modern family bathroom, complete with full-sized bath, basin, and WC.

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## OUTSIDE

Set on an impressive 0.31-acre plot, East View enjoys a substantial amount of outdoor space rarely found with semi-detached homes. The property is intelligently planned to make the most of its generous grounds, with both pedestrian and vehicle access from Drummersdale Lane.

A short front path, reached via a pedestrian gate leads past a front patio leading to the main entrance—ideal for potted plants or a morning coffee spot. To the side, double timber gates open to a wide tarmacked driveway flanked by a lawn with, providing ample parking for up to five vehicles. From here, a convenient side door allows direct access into the kitchen, making everyday tasks easier.

A gated path continues around the side of the home, connecting to a wraparound paths and terrace with





direct access from both the kitchen and rear reception room. This transitions into the expansive rear garden—a standout feature of the property. Fully enclosed by mature borders, hedging and fencing, the generous lawn offers a private space for children to play or pets to roam, with plenty of room left for outdoor dining, entertaining, or future landscaping.

Please Note: The property has undergone a full renovation to include new windows, a full rewire, a new oil tank and boiler and there is loft access from the landing (fully insulated).

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**This beautifully finished home offers the perfect blend of space, style, and seclusion—ideal for modern living. Its generous plot, versatile layout, and idyllic semi-rural setting, makes East View a rare find ready to move straight into.**

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## ABOUT THE AREA

This home enjoys a semi-rural location with easy access to Burscough and Ormskirk. Both towns offer supermarkets, retail parks, and a variety of shops, along with leisure facilities including gyms, pools, and sports clubs. Golfers are well catered for with Hurlston Hall and Ormskirk Golf Clubs nearby, and championship courses like Royal Birkdale and Hillside within a 20-minute drive.

## TRANSPORT

Local bus routes connect to Wigan, Maghull, and surrounding areas. Bescar Lane station (3 minutes away) offers direct services to Wigan, with onward links to London and Liverpool. Both Liverpool and Manchester Airports are under an hour's drive.

## SCHOOLS

Nearby schools include St Mary's Catholic Primary, Kingsbury (SEN), and St Mark's C of E. Burscough Priory Academy is rated 'GOOD', while the independent Scarisbrick Hall School, rated 'OUTSTANDING', is just 10 minutes away.





## PROPERTY INFORMATION

**Tenure:** Freehold with vacant possession.

**Services:** Electric, Mains water, Septic tank, Oil Central heating, Double glazing, Superfast Broadband (estimated), CCTV, Alarm and Security lights

**EPC:** D

**Council Tax Band:** C

**Flood Risk:**

Rivers & Seas: very low

Surface water: very low.

**Local Authority:**

West Lancashire Borough  
Council, 52 Derby Street,  
Ormskirk, Lancashire, L39 2DF  
Tel: 01695 577177

**Viewing:** Strictly by  
appointment with Karl Ormerod.  
Tel/WhatsApp: 07443 645157.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR



FIRST FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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Contact me to arrange  
your personal viewing.

**KARL ORMEROD**

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