



BW
BRIGHOUSE
WOLFF

28 Hillock Lane, Scarisbrick, Lancashire L40 9QA

£344,950





28 Hillock Lane, Scarisbrick, Lancashire L40 9QA

An extremely spacious detached family Bungalow which is set in a much sought after village location, yet within easy access of a variety of amenities and offers great improvement potential.

The property which is not overlooked is situated upon Hillock Lane in the centre of much sought after Scarisbrick village and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. The village is situated approximately midway between Ormskirk & Southport, whilst access to the Motorway Network M58 / M57 is easily accessible. Ormskirk & Southport town centres' with their variety of supermarkets, shops, restaurants and bars are set within a short drive. Schools, colleges, Edge Hill University and hospitals are also located locally.

The accommodation which offers a great deal of potential with a very flexible layout briefly comprises; Entrance porch, hallway, lounge, fitted kitchen, rear porch, three bedrooms and family bathroom suite to the ground floor. To the first floor are two further occasional bedrooms/office rooms and large under eaves storage/loft space, whilst to the exterior are well proportioned private garden areas to the front & rear - the rear facing in a sunny South Westerly direction - private driveway for numerous vehicles & double detached garage/workshop.

The end of Hillock Lane benefits from open farmland.

Further benefits include gas central heating and double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH/CONSERVATORY

12'7" x 9'1" (3.86 x 2.77)

With Upvc double glazed windows and doors, ceiling lighting and laminate flooring.

ENTRANCE HALLWAY

A spacious hallway provides access to all accommodation. Stairs lead to the first floor, numerous storage cupboards, ceiling lighting, laminate flooring throughout.

LOUNGE

17'6" x 12'0" (5.35 x 3.68)

A large room situated to the rear of the property with patio doors leading into the sunny rear gardens. Electric fire, two windows to the side elevation, coved ceiling, wall & ceiling lighting, tv point & radiator panel.

FITTED KITCHEN

13'9" x 11'0" (4.20 x 3.37)

Situated to the rear elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces and partially tiled walls. Gas cooker point, sink and drainer unit, plumbing for washing machine, window to the rear elevation and ceiling lighting.

REAR PORCH

Windows and door leading into the gardens.

BEDROOM 1

17'5" x 12'2" (5.33 x 3.71)

Main bedroom is situated to the front of the property. Double glazed windows, radiator panel & ceiling lighting.

BEDROOM 2

13'8" x 9'11" (4.19 x 3.03)

Double glazed window to the side elevation, radiator panel & ceiling lighting.

BEDROOM 3

10'4" x 7'0" (3.15 x 2.14)

Double glazed window to the side elevation, radiator panel & ceiling lighting.

BATHROOM

10'4" x 6'4" (3.15 x 1.94)

Fitted with a four piece suite in white comprising; panelled bath, shower cubicle with overhead shower and shower screens, low level wc & wash basin. Tiled walls, frosted window, ceiling light point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a small landing area with doors to both first floor rooms.

REAR ROOM

20'0" x 10'6" (6.10 x 3.21)

A large room situated to the rear of the property with double glazed window overlooking the gardens and fields beyond and ceiling light.

FRONT ROOM

27'3" x 5'10" (8.33 x 1.78)

Situated to the front aspect with window to the side and light points.

EAVES STORAGE/LOFT

Large eaves/loft area accessed through the front room.

EXTERIOR

GARDENS

The property further benefits from gardens to the front and rear. The front garden area is wall and hedge enclosed with ornamental flower, shrub & tree borders.

The rear gardens are larger than anticipated and face in a sunny South Westerly direction. hedge and fence enclosed. The gardens are mainly laid

to lawn with a large block paved seating/patio area, greenhouse and ornamental flower and shrub borders.

PARKING & GARAGE

A long sweeping driveway leads to the side of the property and provides parking for numerous vehicles.

To the rear of the property is a double garage/workshop with up and over door, windows and personal door leading into the gardens.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX BAND

Band: E

Charge: £2630.37 2023/24

West Lancs Council Website

CONSTRUCTION

Mainly Rendered exterior - Pitched tiled roof.

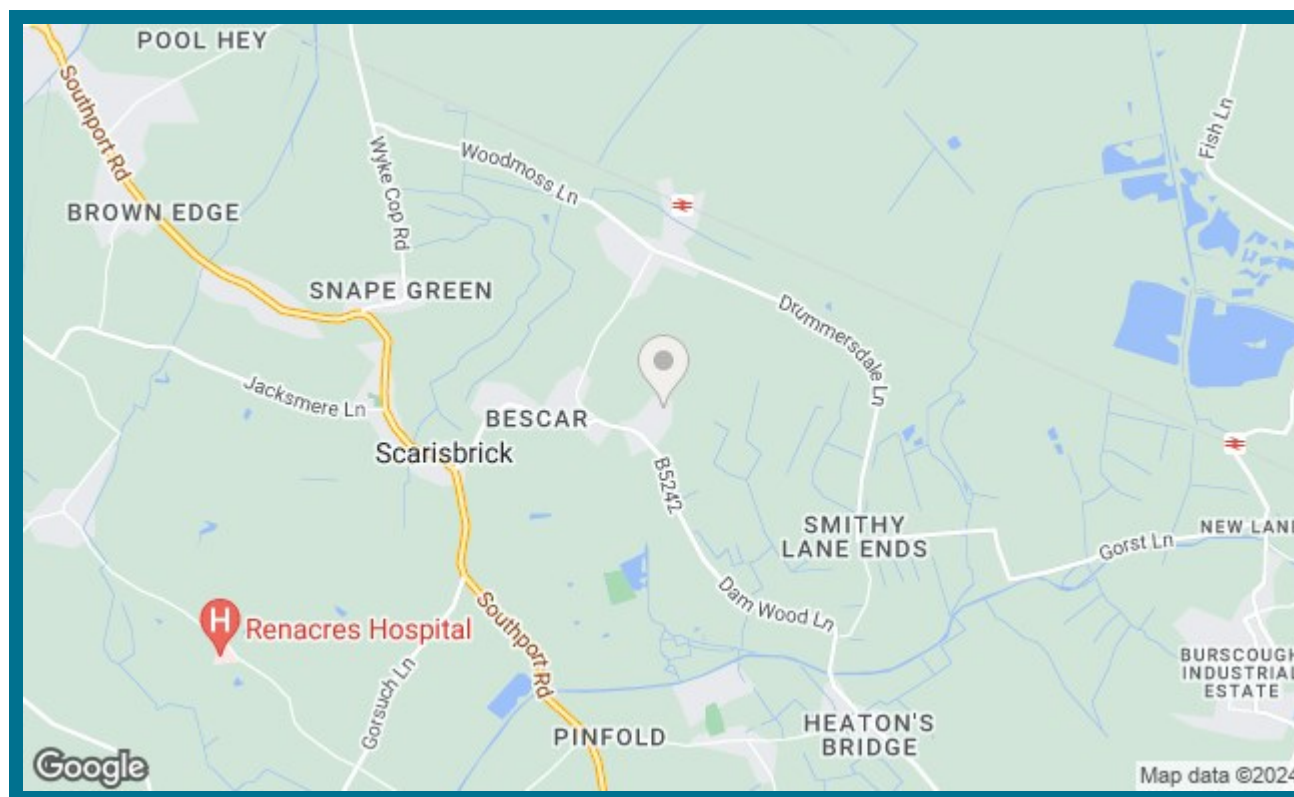
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VIEWING BY APOINTMENT



Important Information

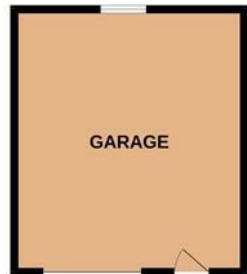
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2441 sq.ft. (226.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



