



BW
BRIGHOUSE
WOLFF

2 Hillock Lane, Scarisbrick, Lancashire L40 9QA

£430,000





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An extended and extremely impressive detached Bungalow which is set in immaculately maintained and generous private gardens in a much sought after village location.

The property 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 is very well proportioned offers a very flexible layout and briefly comprises; Entrance porch, hallway, lounge, dining/sitting rooms, modern fitted kitchen, bedroom, utility room, conservatory and family bathroom suite to the ground floor. To the first floor are two further linked rooms, master bedroom suite, shower room and numerous storage areas, whilst to the exterior are very well proportioned private garden areas to the front, side & rear and private driveway for numerous vehicles.

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

PORCH

Entrance door provides access into all accommodation. Double glazed windows, ceramic tiled flooring and ceiling lighting.

HALLWAY

A light and spacious hallway with contrasting timber flooring and stairs leading to the first floor. Double glazed feature window, ceiling lighting.

LOUNGE

20'9" plus alcove x 10'10" (6.33 plus alcove x 3.32)

Feature windows and double doors to the rear elevation overlooking the rear gardens, double glazed windows to the front elevation, living flame effect fire with marble heath inset and feature surround, coved ceiling, ceiling lighting, tv point, open plan configuration to the dining/sitting room provides a large modern living space.

SITTING/DINING ROOM

19'9" x 9'7" (6.03 x 2.93)

Open plan from the lounge area providing a large open and flexible living space. Alcove with window to the front elevation, double glazed window to the rear, radiator panel, coved ceiling and ceiling lighting.

CLOAKS/STORAGE

A large cloaks/storage area to the rear of the main lounge.

MODERN FITTED KITCHEN

17'11" x 8'1" (5.47 x 2.47)

Fitted with a modern and comprehensive range of high specification wall and base units together with contrasting work surfaces, splash backs and flooring. Ceiling lighting & recessed spot lighting, integrated hob, oven & stainless steel extractor chimney, sink & drainer unit, double glazed window and doors lead into the conservatory, utility room and gardens beyond.

UTILITY ROOM

Plumbing for washing machine, ceiling lighting & access door to the gardens.

CONSERVATORY

14'7" x 8'2" (4.46 x 2.50)

With double glazed windows and door leading into the gardens, tiled flooring, wall lights.

BEDROOM

14'4" x 12'4" (4.39 x 3.76)

Double glazed window to the front elevation, ceiling lighting, radiator panel and a comprehensive range of modern wardrobes and fitted bedroom furniture.

FAMILY BATHROOM SUITE

8'5" x 8'2" (2.58 x 2.50)

Fitted with a modern and high specification four piece suite comprising; panelled bath, large shower enclosure with overhead shower and screens, vanity wash basin & unit below, low level wc, tiled elevations, recessed spot lighting, Upvc double glazed frosted window.

FIRST FLOOR

STAIRS & LANDING ROOM

Stairs lead to a large and light landing area part of which is currently used as an occasional bedroom. Two Velux style skylights, radiator panel & ceiling lighting.

BEDROOM 1

18'0" x 10'10" (5.50 x 3.32)

Juliet style balcony with double opening doors to the rear elevation, two Velux style skylights, radiator panel & ceiling lighting.

DRESSING ROOM/STUDY

11'6" x 9'9" (3.52 x 2.98)

Velux style skylight, ceiling lighting & a range of built in mirrored wardrobes.

SHOWER ROOM

A modern white three piece suite comprising; corner shower enclosure with overhead shower and screens, wash basin, low level wc, ceiling lighting, Velux style skylight.

EAVES STORAGE AREAS

There are several large loft, eaves storage areas and cupboard to the first floor.

EXTERIOR

Superb private outdoor living space is provided by particularly impressive garden areas to the front, side and rear of the property.

A flagged patio/seating area and paths immediately to the rear of the main house is followed by raised well stocked and well kept flower and shrub borders. The main garden areas are mainly laid to lawn, fence and hedge enclosed with well stocked and immaculate ornamental flower, shrub & tree borders and timber built summer house/workshops to complete.

Generous off road parking is provided by a large flagged driveway situated to the front of the property.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25.

Band: C

Charge: £2001.97

BROADBAND

Superfast Broadband is available - Ofcom.

CONSTRUCTION

Brick with rendering and a pitched roof.

VIEWING BY APPOINTMENT



Important Information

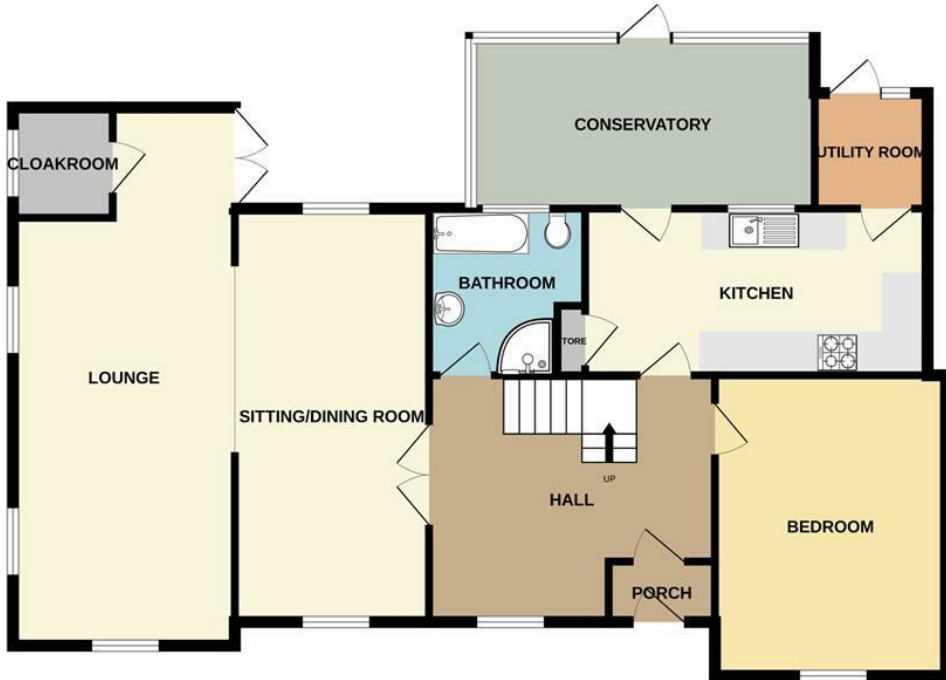
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

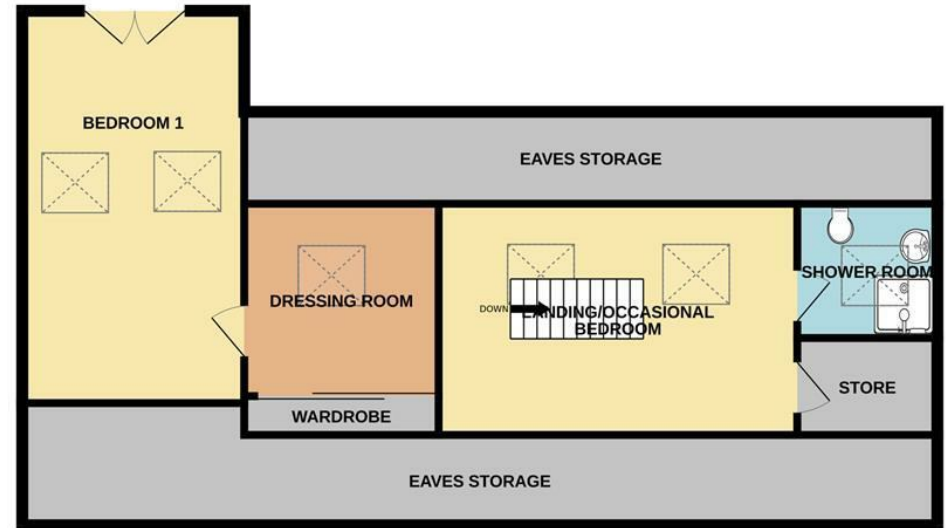
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
1207 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2185 sq.ft. (203.0 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			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	



