

8. Wheelwrights Wharf, Scarisbrick, Lancashire L40 8LG

£324,950





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A modern four bedroom detached family house which is set in a quiet cul-de-sac, in a much sought after semi rural location close to the Leeds Liverpool Canal, Scarisbrick Marina and Scarisbrick Hall School.

The property is situated just off the A570 Southport road in Scarisbrick and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. The property 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 well proportioned accommodation briefly comprises; Entrance hallway, lounge, modern fitted breakfasting kitchen, conservatory and wc/cloaks to the ground floor. To the first floor are four bedrooms, en-suite shower room to the master bedroom and modern four piece family bathroom suite, whilst to the exterior are private garden areas to the front & rear. Off road parking is provided by a driveway to the front & attached single garage.

Further benefits include but are not limited to gas central heating and double glazing.

Please contact us today to arrange a convenient time to view this family home.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

WC/CLOAKS

Fitted with a modern two piece suite comprising low level wc & wash basin, ceiling lighting & double glazed frosted window.

LOUNGE

16'7" x 11'10" (5.07 x 3.62)

A light and spacious room at the rear of the property with double glazed windows and door leading into the conservatory, ceiling lighting, tv point.

CONSERVATORY

9'10" x 9'8" (3.01 x 2.95)

An spacious conservatory situated along the rear of the main accommodation. Ceramic tiled flooring, Upvc double glazed windows and double doors leading into the gardens.

BREAKFAST KITCHEN

20'6" x 9'11" (6.25 x 3.03)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, tiling and ceramic tiled flooring. ceiling lighting and recessed downlighting, ceramic hob, integrated double oven, extractor chimney, plumbing for washing machine, double glazed windows and door.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

16'7" max x 13'9" (5.06 max x 4.20)

Double glazed window to the front elevation, a range of fitted wardrobes, radiator panel & ceiling lighting.

EN-SUITE SHOWER ROOM

Fitted with a modern three piece shower suite comprising; shower cubicle with overhead shower and screens, low level wc, vanity wash basin, heated towel rail, double glazed frosted window and ceiling lighting.

BEDROOM 2

18'0" x 9'0" (5.50 x 2.75)

Double glazed windows to the front and rear elevations, radiator panel & ceiling lighting.

BEDROOM 3

12'3" x 9'6" (3.75 x 2.92)

Double glazed window to the rear elevation, fitted wardrobes, radiator panel & ceiling lighting.

BEDROOM 4

8'10" x 6'10" (2.70 x 2.10)

Double glazed window to the rear elevation, built in wardrobe, radiator panel & ceiling lighting.

BATHROOM SUITE

Fitted with a modern four piece bathroom suite in white comprising; panelled bath, shower cubicle with overhead shower and shower screens, low level wc, wash basin, heated towel rail, tiled elevations, double glazed frosted window and recessed spotlighting.

EXTERIOR

PARKING

The property is situated in a small cul-de-sac with off road driveway parking to the front. The driveway leads to an attached single garage with up and over door.

GARDENS

The property is situated on an ample plot with gardens to the front and rear. The front gardens are gravelled for low maintenance.

The rear gardens are fence enclosed and provide excellent private outdoor living space. The are landscaped for low maintenance with a flagged

patio/seating areas, and raised borders in the centre with ornamental flowers and shrubs. A pedestrian door leads into the rear of the garage

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2752.72

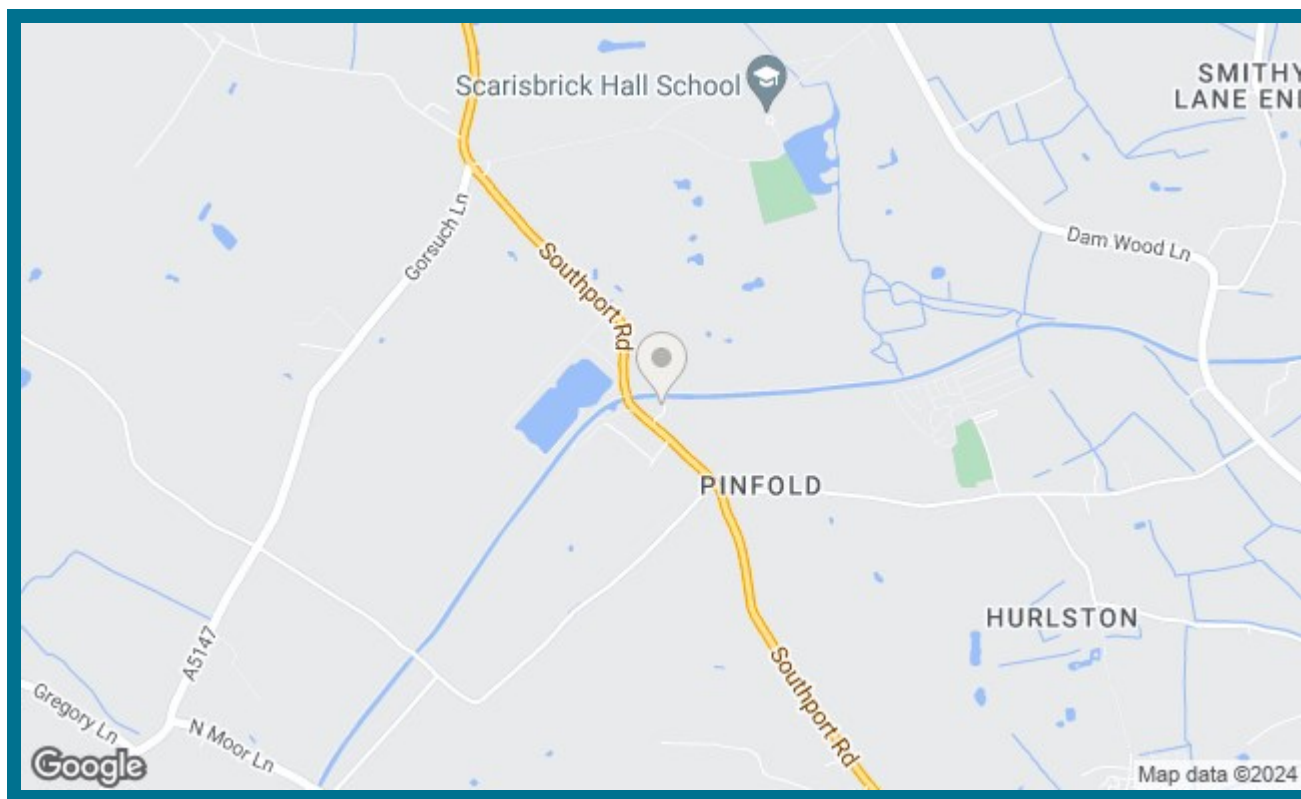
BROADBAND

Ultrafast Broadband is available - Ofcom

CONSTRUCTION

Brick with 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
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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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