



**BRIGHOUSE**  
**WOLFF**

**15 Lady Anne Close, Scarisbrick, Lancs. L40 9PZ**  
**75% Shared Ownership £119,000**



A Two Bedroom Over 55's True Bungalow with NO CHAIN DELAY, which is located in a small Cul-de-Sac development of similar style properties.

The property is available to purchase - in conjunction with Sanctuary Housing Group - at £123,750 representing a 75% share (£165,000 total).

Located just off Hillock Lane in the centre of much sought after Scarisbrick village, the property 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, whilst canal and countryside walks, Edge Hill University and hospitals are also located locally.

The accommodation, which does require some internal modernisation offers a light and flexible layout and briefly comprises; Entrance hallway, lounge, fitted kitchen, two bedrooms and family bathroom suite. To the exterior are enclosed gardens to the front & rear and off road driveway parking.

Further benefits include gas central heating, double glazing and no further chain delay.

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

## NUMBER 15

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Double glazed entrance door, ceiling lighting, provides access to all accommodation. Covered external area adjacent to the front door, two storage cupboards, ceiling lighting.

#### LOUNGE

14'9" x 9'10" (4.51 x 3.02)

Double glazed window to the rear elevation, wall mounted fire, radiator panel, ceiling light point, TV Ariel point.

#### FITTED KITCHEN

10'4" x 9'6" max (3.17 x 2.91 max)

Fitted with a range of wall and base units together with contrasting work surfaces and partially tiled elevations, plumbing for washing machine, cooker point, sink and drainer unit, double glazed window to the rear, ceiling lighting.

#### BEDROOM 1

12'9" x 9'5" max (3.90 x 2.88 max)

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

## BEDROOM 2

10'9" x 6'8" max (3.29 x 2.05 max)

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

## BATHROOM SUITE

6'9" x 6'8" (2.07 x 2.04)

Fitted with a three piece bathroom suite comprising panelled bath, low level wc, wash basin, double glazed frosted window, partially tiled walls, ceiling lighting.

## EXTERIOR

### FRONT

A fence and wall enclosed front garden area which is mainly laid to lawn. Double gates lead onto a more than ample tarmacked driveway. Gate leads into the rear gardens.

### REAR

The rear gardens are again mainly laid to lawn with a flagged patio/seating area immediately to the rear of the main accommodation. The gardens are fence and hedge enclosed with a timber built shed providing storage.

## MATERIAL INFORMATION

No ground rent

Service charges £182.58per qtr

## TENURE

Leasehold.

Date: 6 May 1994

Term: 999 Years from 1 January 1993

## COUNCIL TAX

West Lancs. Council 2025/26. As per website.

Band: C

Charge: £2098.76

## CONSTRUCTION

Brick with a pitched roof.

## MOBILE & BROADBAND

Broadband.

Superfast Broadband is available. Highest available download speed: 80 Mbps Highest available upload speed: 20 Mbps

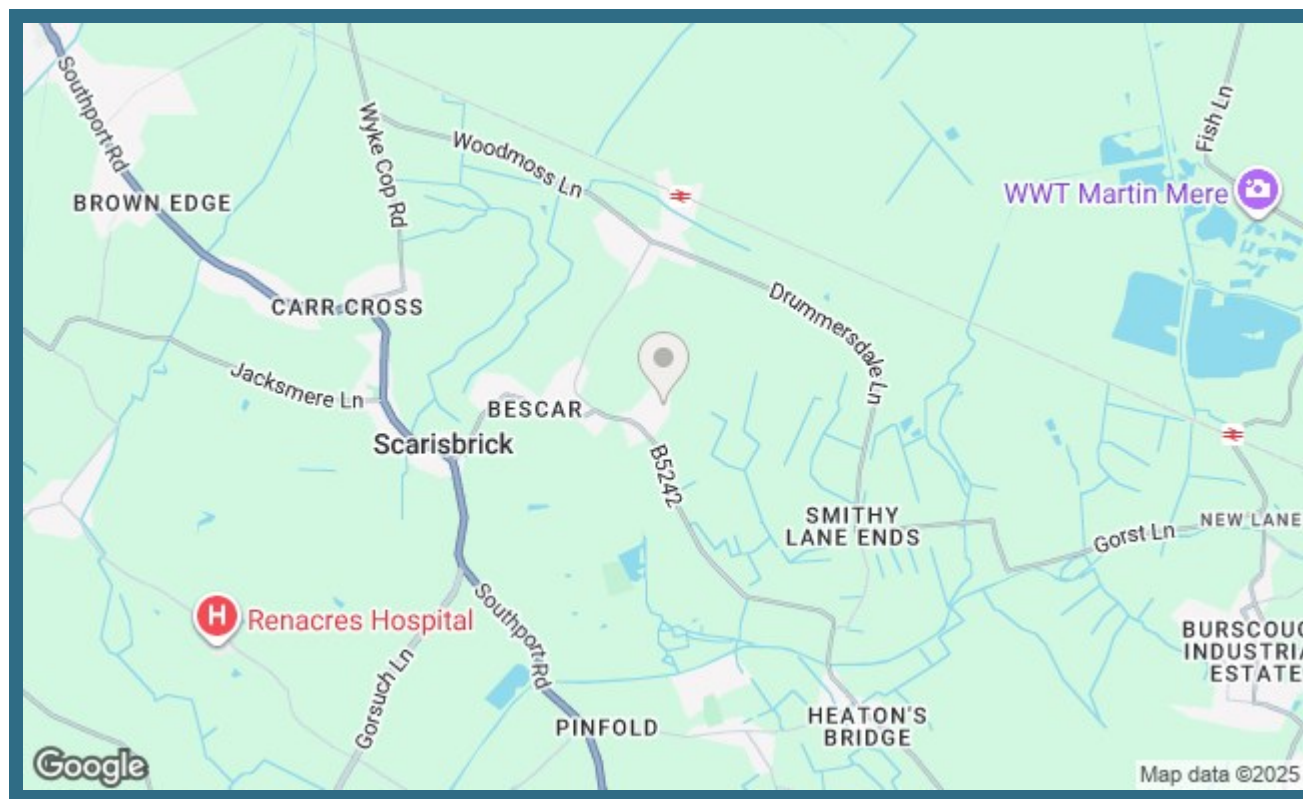
Mobile Phone.

Non/Limited/Likely Dependant upon Provider.

Information from Ofcom website 25th April 2025

## DEVELOPMENT INFORMATION & CHARGES

## 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  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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) <b>A</b>                          |         | 84                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



