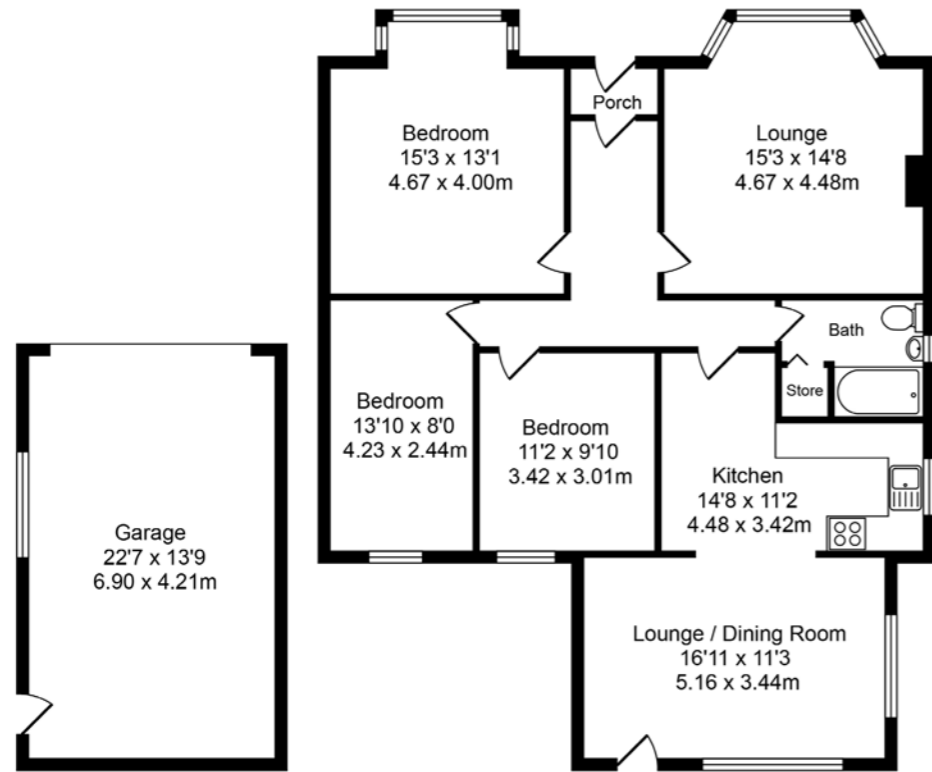




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1453 Sq.ft. (135.0 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Garage**  
 Approx. Floor Area 313 Sq.Ft (29.1 Sq.M.)

**Ground Floor**  
 Approx. Floor Area 1140 Sq.Ft (105.9 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market a rare opportunity to acquire this generously proportioned double fronted three-bedroom detached true bungalow, residing within an extensive plot along the semi-rural Southport Road in Scarisbrick, West Lincs.

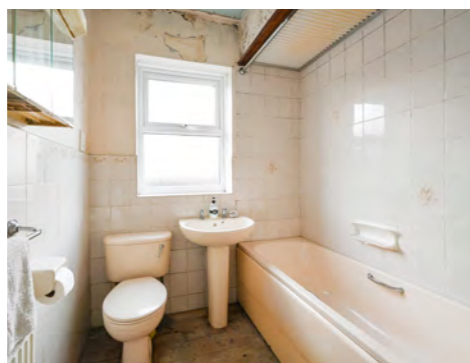
Ideally positioned this versatile property is brimming with an abundance of future potential, with an expansive private plot and large attic space primed for further extension both outwards and upwards, subject to gaining the relevant planning consent.

Equidistant to Southport and Ormskirk this large property resides within close proximity to a host of local amenities and enjoys good transport and commuter links.

Approached via a large private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. This free-flowing bungalow enjoys three well-proportioned double bedrooms and three larger still reception rooms, all of which are brightly lit and generous in size. Residing centrally is a traditional family bathroom. The rear of the property houses an open-plan dining kitchen which whilst in need of cosmetic modernisation, provides an abundance of wall, base and tower units with an ample dining area overlooking the rear garden beyond.

Externally the rear of the property houses a detached double garage which sits within extensive grounds and could be re-purposed into a number of additional uses if required. Sprawling central lawns are not overlooked and are bordered by an assortment of established shrubs, trees and plants. The abundant potential is apparent throughout this property, with the generous proportions of the plot providing many different possibilities for further development. Extending to a generous 1,453 square foot, internal inspection of this exciting opportunity is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Detached True Bungalow
- Three Bedrooms
- Circa 1453 Square Feet
- Abundance of Future Potential
- Expansive Private Plot
- Large Rear Garden
- Detached Double Garage
- Driveway Parking





THE LUXURY PROPERTY SPECIALISTS

Southport Road, Scarisbrick

A&P