

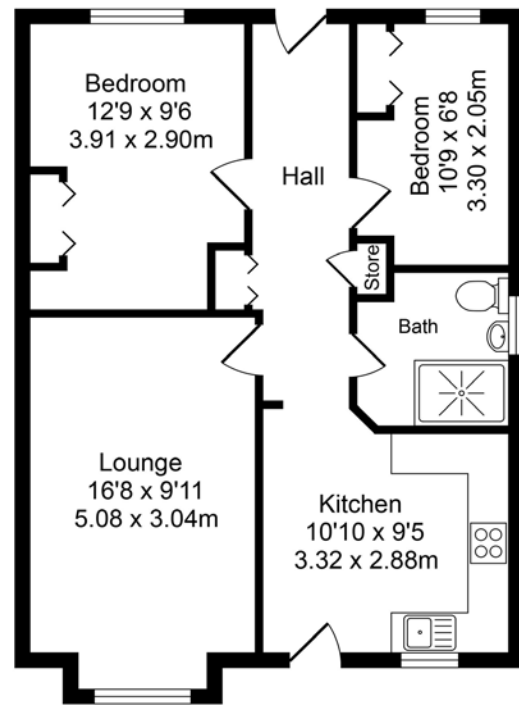


Ormskirk: 01695 570102  
 Standish: 01257 422228  
 arnoldandphillips.com

Chorley: 01257 241173  
 Southport: 01704 778668

**Total Approx. Floor Area 608 Sq.ft. (56.5 Sq.M.)**

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

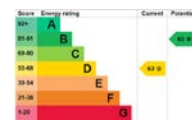


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Tenure: We are advised by our client that the property is Leasehold  
 Council Tax Band: C

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 and Phillips are pleased to bring to market a unique opportunity to acquire this well-appointed two-bedroom semi-detached true bungalow, residing along Lady Anne Close in Scarisbrick, West Lancs. Ideally positioned this attractive modern bungalow resides in a lovely cul-de-sac position within a highly desirable semi-rural location. This property is offered to the over 55's and is available on a 75% shared ownership basis, wherein you own 75% of the property. Further information can be obtained via our office. This welcoming property is also offered with the benefit of immediate vacant possession.

Approached via a private driveway which provides off road parking for multiple vehicles, access is granted via the main front entrance porch. Internal inspection will reveal a bright entrance hallway, a generously proportioned living room, with an adjoining dining kitchen, providing a range of fitted wall, base and tower units. The property enjoys two spacious bedrooms and finally a three-piece family bathroom suite with WC, shower cubicle, wash hand basin and complementary tiling.

Externally the rear of the property has been beautifully maintained and has been presented to a high level. The central garden is predominantly laid to lawn and is bordered by a range of trees, plants and shrubs, providing a private and sunny aspect in which to enjoy one's surroundings. An ample patio terrace provides an ideal place in which to entertain and dine alfresco.

Extending to around 608 square feet of true bungalow living accommodation, this residence enjoys a first-class location in an established community. Equidistant between Southport and Ormskirk this property benefits from their many combined range of amenities. Gas central heating and double glazing are offered as standard throughout. Internal inspection is highly advised to fully appreciate all on offer within this charming bungalow.







KEY FEATURES

- Shared Ownership
- Well Appointed Semi Detached Bungalow
- Two Bedrooms
- Circa 608 Square Feet
- Cul-de-Sac Position
- Good Sized Rear Garden
- Ample Driveway Parking
- Desirable Location













