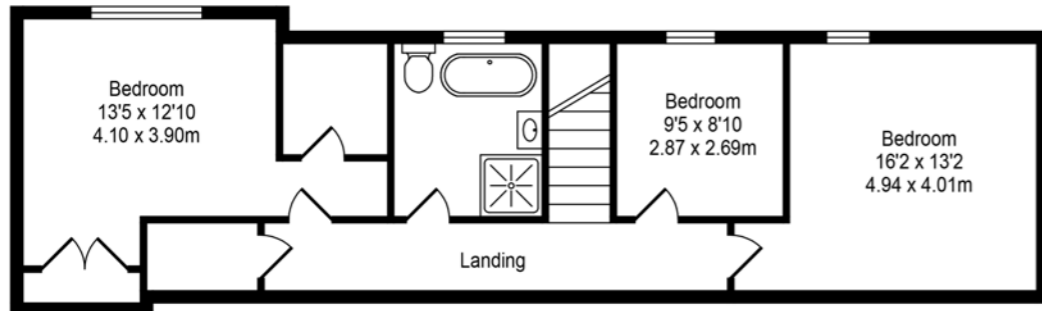




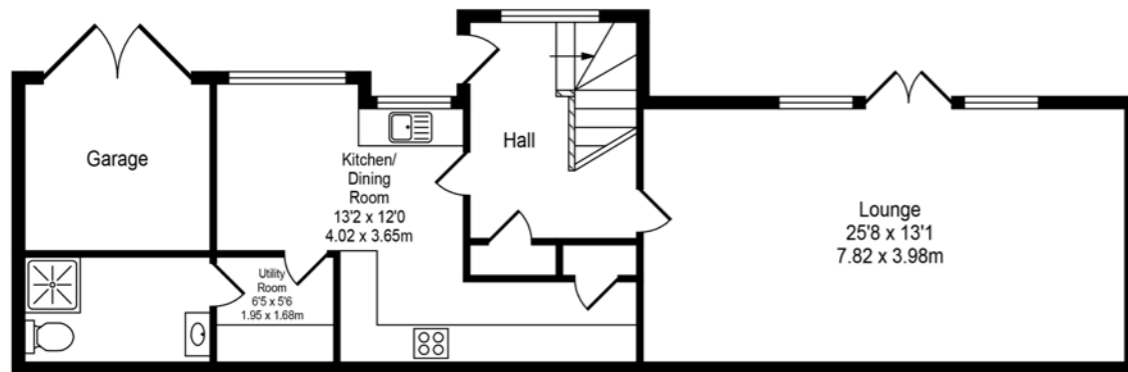
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1577 Sq.ft. (146.54 Sq.M.)**

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



Approx. Floor Area 728 Sq.Ft (67.62 Sq.M.)



Approx. Floor Area 850 Sq.Ft (78.92 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 delighted to offer for sale this well presented three bedroom mews property nestled amongst the much sought after area of Scarisbrick Park. The property rests within the scenic village of Scarisbrick, an area renowned for its strong agricultural traditions and pretty countryside, and with an abundance of lovely country walks virtually on the doorstep.

The property's flowing floor plan offers over 1570 square feet of living space and is spread over two inviting levels. The living spaces are full of character and are flooded with an abundance of natural light. As you enter the property, you are welcomed by a reception hallway that sets the tone for the rest of the home. The lounge is a true highlight, measuring over 25 feet in length and featuring beautiful parquet flooring, an attractive fireplace, and French doors that lead to the outside, allowing for seamless indoor-outdoor living.

The kitchen is well-appointed and includes an array of wall and base units, providing ample storage space. The workspace is generous, allowing for easy meal preparation. The kitchen also features complementary tiling on the walls, integrated appliances, and access to a utility room. The utility room, in turn, leads to a convenient three-piece downstairs wet room, finished with a modern suite in classic white.

Moving to the first floor, the landing area gives way to three well-proportioned bedrooms and a luxurious four-piece bathroom. Two of the bedrooms are doubles, offering ample space for relaxation and rest. The master bedroom is particularly impressive, with built-in wardrobes and a walk-in wardrobe, providing plenty of storage options. The family bathroom is stylishly designed, with a white suite that includes a glass screen shower, vanity basin, wc, and a stand-alone claw foot bath, offering a touch of elegance.

Externally, the property offers ample parking space and access to a half garage/store room, providing additional storage options. This property truly offers the perfect blend of character, space, and functionality, making it an ideal home for those seeking a comfortable and stylish living environment.

Despite the feeling of seclusion, the property is far from remote, with ease of access to the variety of shops and amenities within the historic market town of Ormskirk and Southport town centre, as well as excellent transport links to surrounding towns via rail and road, ensuring major commercial centres such as Liverpool and Manchester are within a reasonable commute. We have no doubt that this outstanding home will be in extremely high demand, and we would strongly recommend an early viewing to avoid disappointment. The sale is also offered with the benefit of vacant possession.





KEY FEATURES

- Well-Presented Mews Property
- Three Bedrooms
- Circa 1577 Square Feet
- Fitted Kitchen
- Beautiful 25ft Lounge
- Ample Parking
- Half Garage/Store Room
- Sought-After Location





