

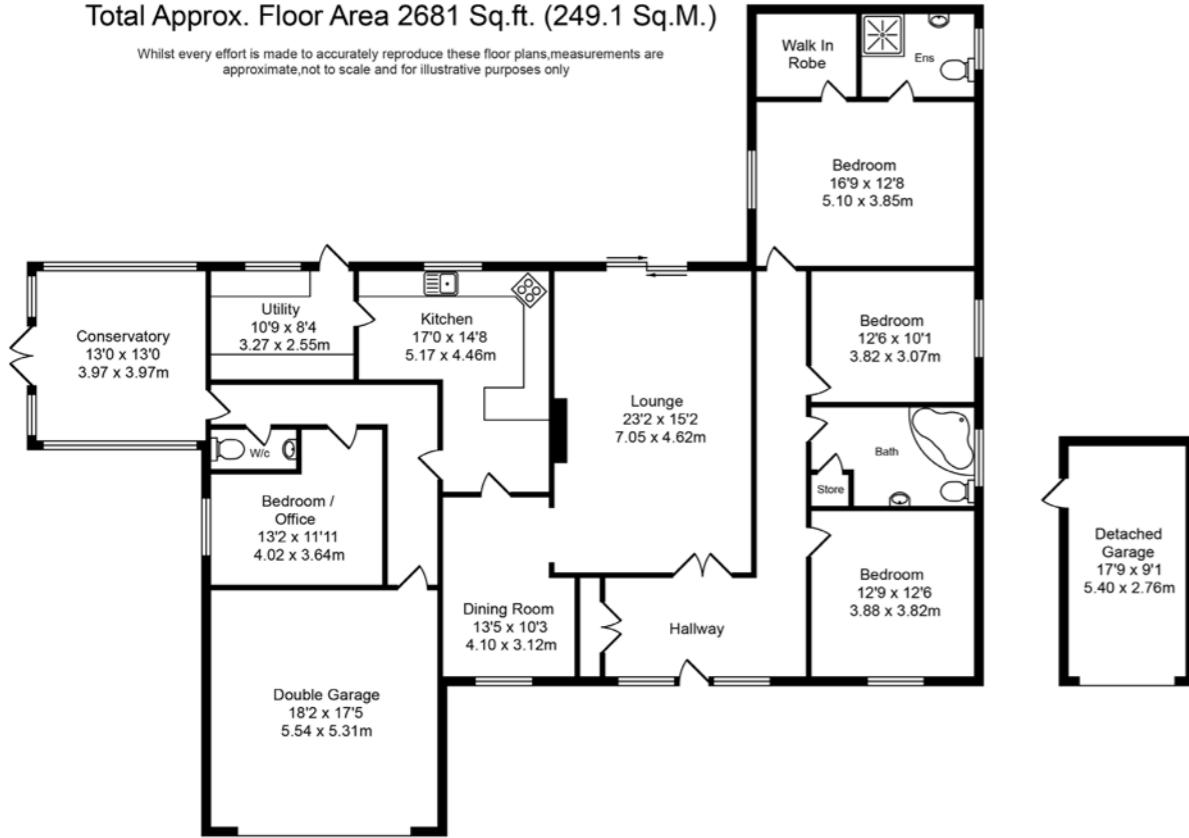


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2681 Sq.ft. (249.1 Sq.M.)

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



Ground Floor
 Approx. Floor Area 2521 Sq.Ft (234.2 Sq.M.)

Garage
 Approx. Floor Area 160 Sq.Ft (14.9 Sq.M.)



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

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. 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 bring to market an exciting opportunity to acquire this spacious four-bedroom detached bungalow, residing within approximately a one acre plot along the semi-rural Drummersdale Lane in Scarisbrick, West Lancs.

Ideally positioned this versatile property resides within close proximity to a host of local amenities, whilst also enjoying good transport and commuter links. Rurally positioned this flexible property benefits from a host of local country walks and attractions, whilst also being equidistant to Southport and Ormskirk and all the amenities they provide.

Approached via a large in/out driveway providing off-road parking for multiple vehicles, access is granted via the modern front entrance porch, with one received into a large main hallway. This true bungalow provides superb proportions, with four large bedrooms residing to the ground floor, with the main bedroom enjoying walk in wardrobe and en-suite bathroom facilities. The bright and spacious reception rooms are provided with the potential for future extensions and conversions abundant, subject to all the usual required planning permissions being obtained. The property is well-served by a traditional shaker kitchen and enjoys an array of wall, base and tower units, with premium granite work-surfaces and a range of integrated appliances on hand. With three bathrooms, large integrated double garage and an additional detached garage, the free-flowing accommodation within extends to a generous 2,681 square foot of true bungalow living accommodation.

Externally the rear of the property enjoys a large and established plot which is predominantly laid to lawn and bordered by an assortment of trees, plants and shrubs. A large wrap-around patio area provides the ideal place in which to entertain and dine al-fresco. With gas central heating, double glazing and an abundance of potential throughout, internal inspection is highly advised to fully appreciate the true scope of possibility available within this versatile property.

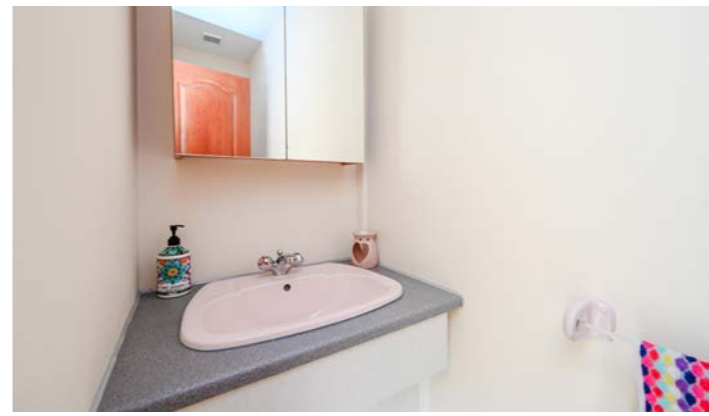




KEY FEATURES

- Spacious Detached Bungalow
- Approx. One Acre Plot
- Four Bedrooms
- Circa 2681 Square Feet
- Fitted Shaker-Style Kitchen
- Large Established Rear Garden
- In and Out Driveway
- Integrated Double Garage
- Additional Detached Garage









THE LUXURY PROPERTY SPECIALISTS

Drummersdale Lane, Scarisbrick

A&P