

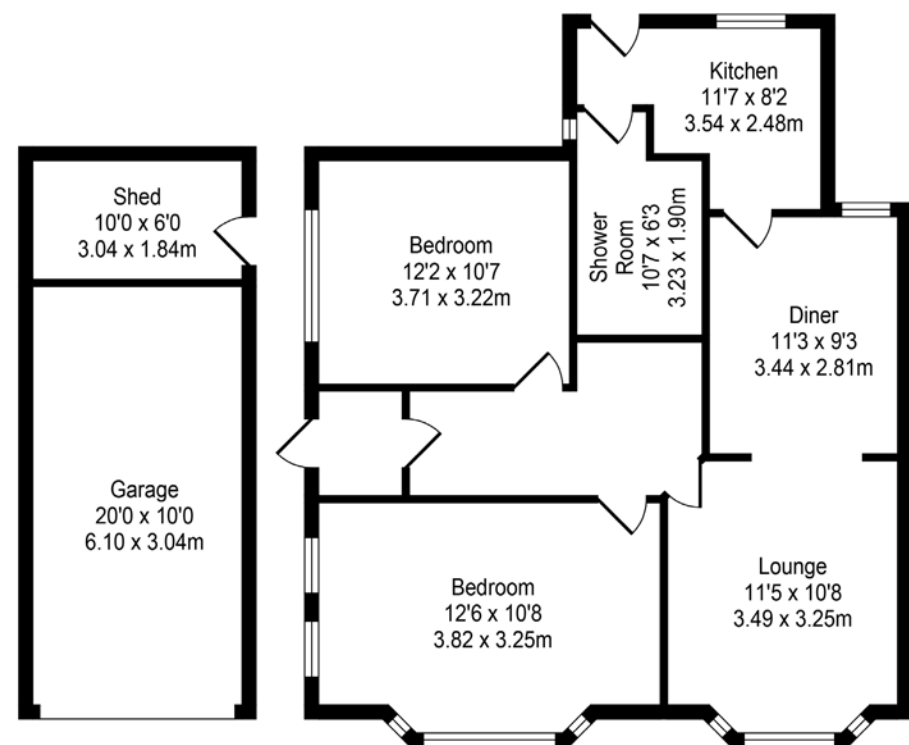


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 arnoldandphillips.com

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Total Approx. Floor Area 1030 Sq.ft. (95.67 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 252 Sq.Ft (23.40 Sq.M.)

Approx. Floor Area 778 Sq.Ft (72.27 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 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. 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.



Nestled along the tranquil semi-rural Pool Hey Lane in Scarisbrick, West Lanes, Arnold & Phillips are pleased to bring to market this semi-detached two-bedroom true bungalow, offering a serene retreat within easy reach of local amenities and excellent transport connections.

Approached via a private driveway, this charming bungalow boasts well-tended gardens to the front and rear, promising a peaceful outdoor oasis. While presenting an opportunity for cosmetic modernisation, the property radiates potential throughout.

The ground floor features two spacious living rooms, with the lounge seamlessly flowing into an adjoining dining room, ideal for effortless entertaining. The fitted traditional shaker kitchen offers practicality and style with a range of integrated appliances and contrasting work surfaces.

Two generously sized double bedrooms await, both neutrally decorated to create a calming atmosphere. The main bedroom benefits from ample natural light streaming through a large bay window and enjoys dual aspect outlooks. A modern shower room completes the internal layout with sleek tiled finishes.

Outside, a large, detached garage with an adjoining garden storage area provides practicality and convenience. The expansive rear garden, not overlooked, offers a secluded retreat with an expansive patio terrace perfect for outdoor gatherings. A well-tended lawn bordered by painted timber fencing and a variety of plants and shrubs completes the idyllic setting.

Extending over 1,100 square feet and featuring gas central heating and double glazing throughout, this bungalow presents a comfortable and inviting living space. Internal inspection is highly recommended to fully appreciate the potential and tranquillity this property has to offer.

