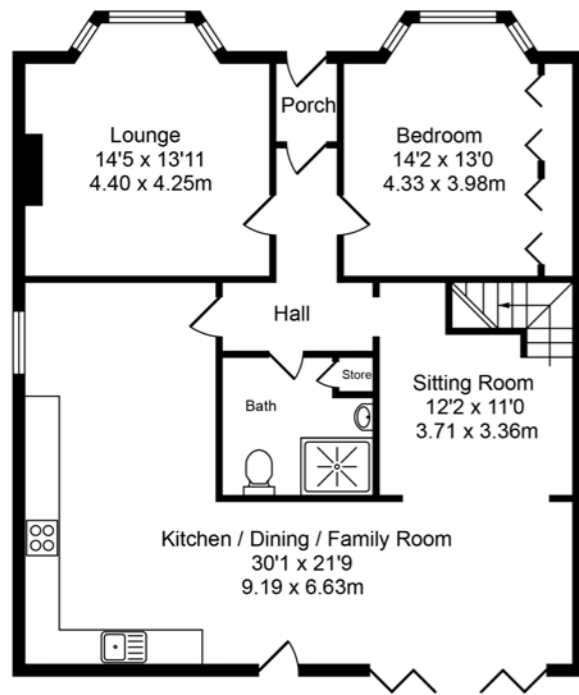




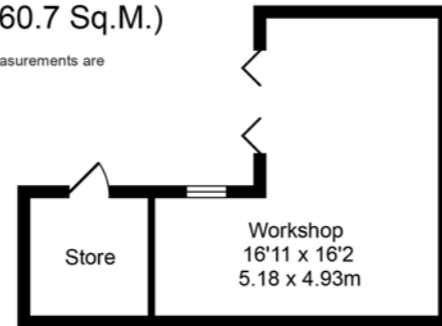
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1730 Sq.ft. (160.7 Sq.M.)

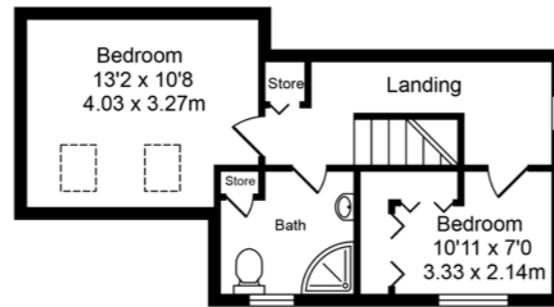
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 1098 Sq.Ft (102.0 Sq.M.)



Outbuilding
 Approx. Floor Area 258 Sq.Ft (24.0 Sq.M.)



First Floor
 Approx. Floor Area 374 Sq.Ft (34.7 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. 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 thrilled to present an exceptional opportunity to acquire this beautifully presented and fully renovated three-bedroom detached dormer bungalow, located along the picturesque and semi-rural Bescar Brow Lane in Scarisbrick, West Lancashire.

This vibrant property is ideally situated near a variety of local amenities and benefits from excellent transport and commuter links.

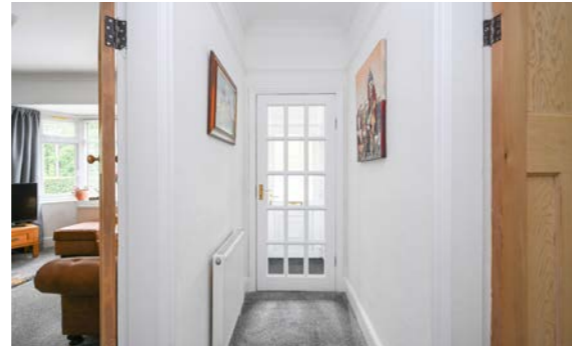
Upon arrival, you'll be greeted by a large stone driveway providing off-road parking for multiple vehicles. The ground floor features a charming double bay-fronted facade, with a spacious main living room to the front right. This stylish area is centred around a modern feature fireplace, offering a well-lit and beautifully decorated space. Adjacent to the living room is the main ground floor double bedroom, complete with fitted wardrobes and ample storage.

The rear of the property has been thoughtfully extended, featuring a contemporary shower room with a walk-in shower, WC, and vanity wash hand basin, all finished in a sleek tiled design. The expansive U-shaped rear extension includes an additional sitting room, leading seamlessly into a stunning open-plan family dining kitchen. This newly installed kitchen boasts an array of wall, base, and tower units, along with a wealth of high-end integrated appliances. The ample dining area is bathed in natural light through premium bi-folding patio doors.

The first-floor houses two additional bedrooms, one of which includes fitted wardrobes, and a central second shower room equipped with a corner shower, WC, and wash hand basin.

Externally, the property features multiple outbuildings, the most impressive being a rear workshop finished to a modern standard. This versatile space could easily be repurposed as a home office, entertainment room, or premium garden storage. The beautifully established rear gardens are private and feature a variety of areas of interest, including a centrally turfed lawn bordered by feature stone areas, a range of mature trees, plants, and shrubs, and ample patio terracing, perfect for outdoor gatherings.

With double glazing, modern central heating, and stunning modern decor throughout, an internal inspection is highly recommended to fully appreciate the high level of finish on display throughout this remarkable property. Don't miss the chance to make this vibrant and beautifully renovated home your own.





KEY FEATURES

Fully Renovated Detached
Dormer Bungalow

Three Bedrooms

Circa 1730 Square Feet

Stunning Newly-Installed
Dining Kitchen

Beautifully Established Private
Rear Garden

Driveway Parking

Picturesque Semi-Rural
Location





