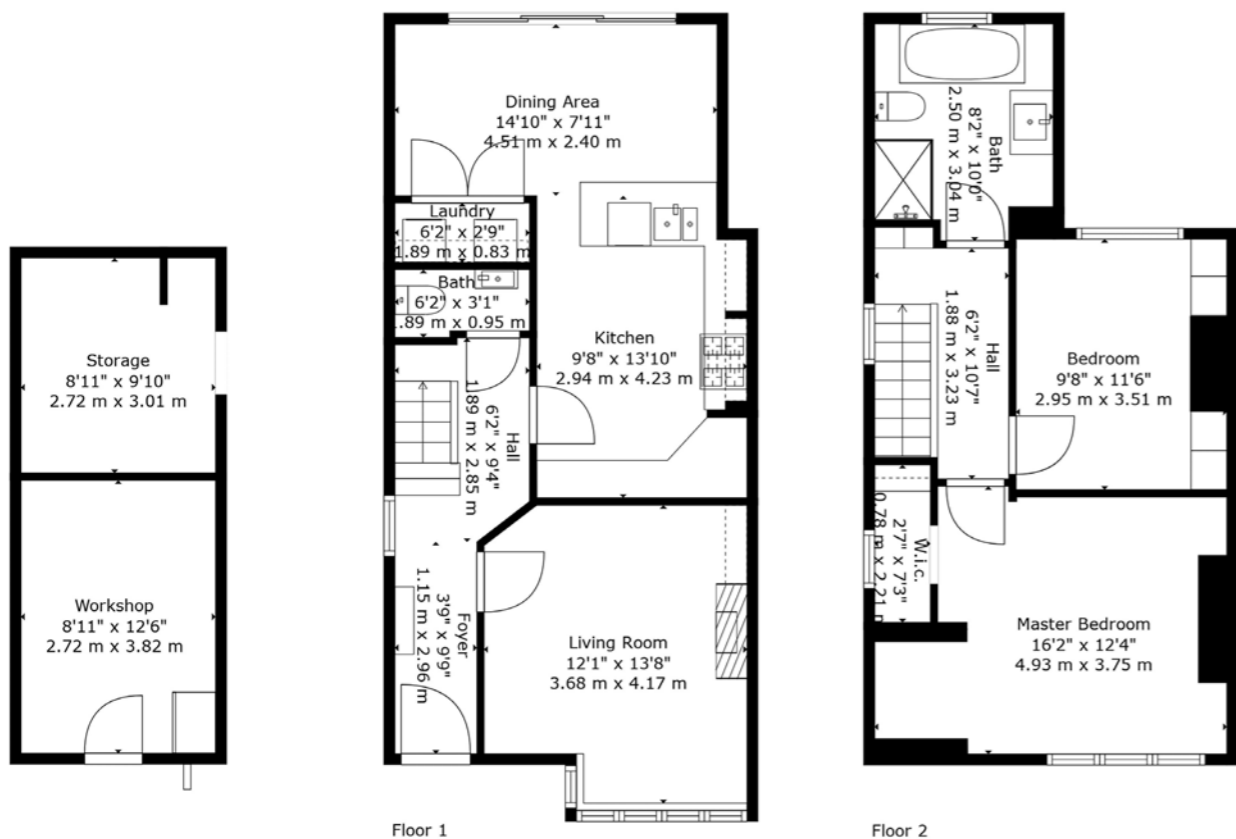




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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**TOTAL: 996 sq. ft, 92 m<sup>2</sup>**  
 FLOOR 1: 550 sq. ft, 51 m<sup>2</sup>, FLOOR 2: 446 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: WORKSHOP: 115 sq. ft, 11 m<sup>2</sup>, STORAGE: 88 sq. ft, 8 m<sup>2</sup>, LOW CEILING: 18 sq. ft, 2 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

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 present this fully renovated and extended two-bedroom semi-detached property, nestled along the semi-rural Bullens Lane in Scarisbrick, West Lancs.

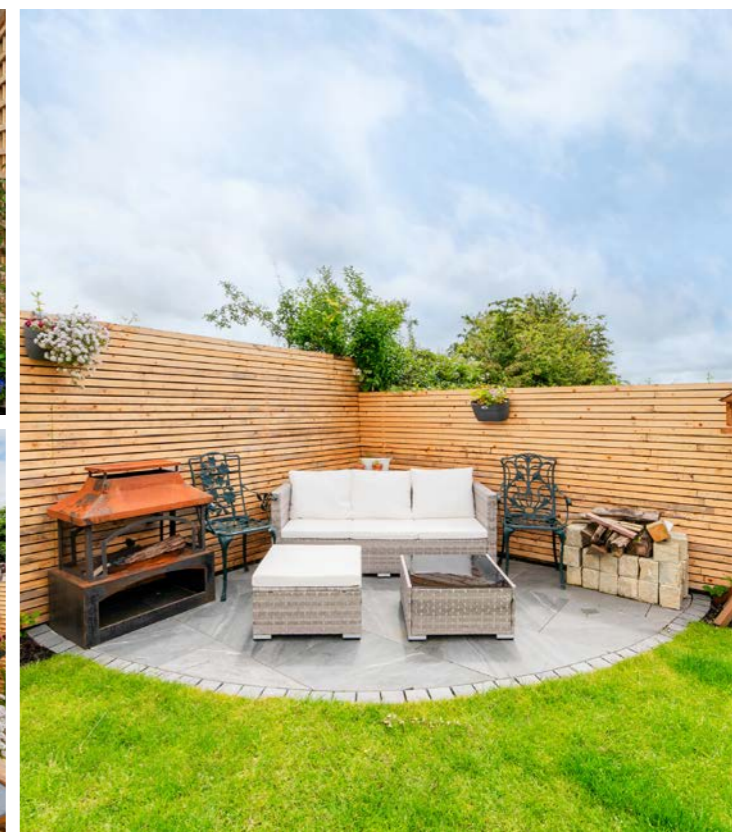
This charming home is close to a host of local amenities and enjoys good transport and commuter links, with reputable schools nearby. Ideal for working professionals and those seeking a luxury downsize, the property offers off-road parking for multiple vehicles and boasts a beautifully rendered front facade.

The front of the property features a spacious main living room centred around a premium feature fireplace. At the rear, a fitted dining kitchen offers a range of wall, base, and tower units, featuring integrated appliances, premium work surfaces, and a central feature island. An ample dining/living area is flooded with natural light via sliding patio doors. A handy bathroom and laundry room complete the ground floor accommodation.

Upstairs, the first floor includes two spacious bedrooms, both finished to exacting standards with integrated appliances and storage facilities. The stunning family bathroom is fully tiled and boasts a bath, separate shower, WC, and vanity wash hand basin. The property enjoys breathtaking, uninterrupted views over the surrounding countryside.

Externally, the rear of the property features a large, professionally landscaped garden that is not overlooked. A centrally turfed lawn is bordered by timber fencing, and an extensive patio terrace provides the ideal space for outdoor gatherings. A detached outbuilding currently utilised as a workshop offers potential as a home office or entertainment room. With the possibility for further extension and development, subject to obtaining relevant planning consents, the allure of this stunning property is clear for all to see.

Extending to around 1,000 square feet and benefitting from a full renovation, gas central heating, and double glazing throughout, internal inspection is highly advised.





KEY FEATURES

- Renovated and Extended Semi Detached Home
- Two Bedrooms
- Circa 996 Square Feet
- Spacious Lounge
- Beautiful Dining Kitchen
- Ample Driveway Parking
- Large Landscaped Rear Garden
- Outdoor Workshop and Storage
- Countryside Views







