

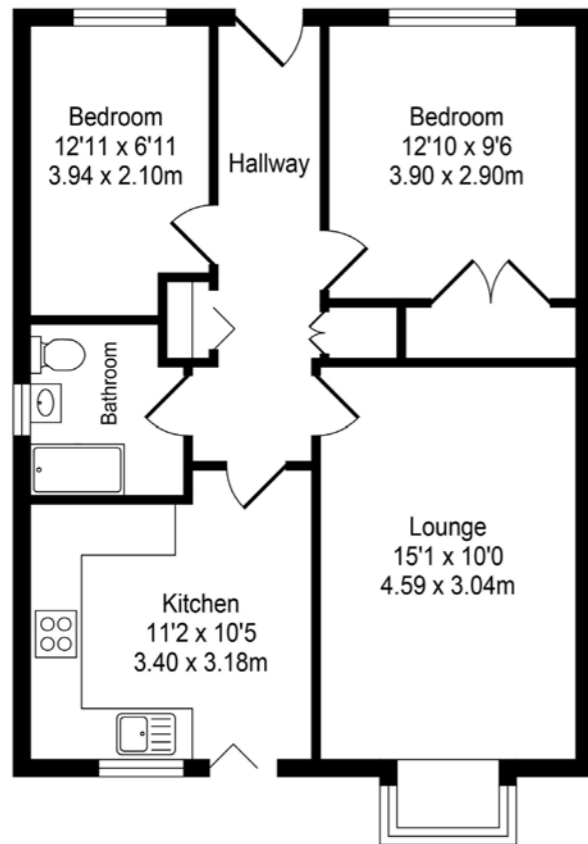


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 603 Sq.ft. (56.00 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 603 Sq.Ft (56.00 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Ground Rent: Peppercorn
 Term of Lease: 999 years remaining on lease: 968 years
 Service charge: £157 per quarter
 Council Tax: Band: C
 Details Prepared: 01/08/2024

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 and Phillips are pleased to bring to market a unique opportunity to acquire this well-appointed two-bedroom semi-detached true bungalow, nestled within an attractive plot along the semi-rural Lady Anne Close in Scarisbrick, West Lancs.

Ideally positioned this attractive modern bungalow resides in a lovely cul-de-sac, set within a highly desirable semi-rural location. This property is offered to the over 55's and is available on a 75% shared ownership basis, wherein you own 75% of the property. Further information can be obtained via our office.

Approached via a private driveway which provides off road parking for multiple vehicles, access is granted via the main front entrance porch. Internal inspection will reveal a bright entrance hallway, a generously proportioned living room, with an adjoining dining kitchen, providing a range of fitted wall, base and tower units. The property enjoys two spacious bedrooms and finally a three-piece family bathroom suite with WC, bath with overhead shower, wash hand basin and complementary tiling.

Externally the rear of the property has been beautifully maintained and has been presented to a high level. The central garden is predominantly laid to lawn and is bordered by a range of trees, plants and shrubs, providing a private and serene garden retreat. Blending indoor and outdoor living, a patio terrace provides the ideal space in which to entertain and dine al-fresco.

Extending to around 603 square feet of true bungalow living accommodation, this residence enjoys a first-class location in an established community. Equidistant between Southport and Ormskirk this property benefits from their many combined range of amenities. Gas central heating and double glazing are offered as standard throughout.

Internal inspection is highly advised to fully appreciate all on offer within this charming bungalow.





KEY FEATURES

- Semi Detached True Bungalow
- Two Bedrooms
- Circa 603 Square feet
- Gardens to Front and Rear
- Driveway Parking
- Good Location





