



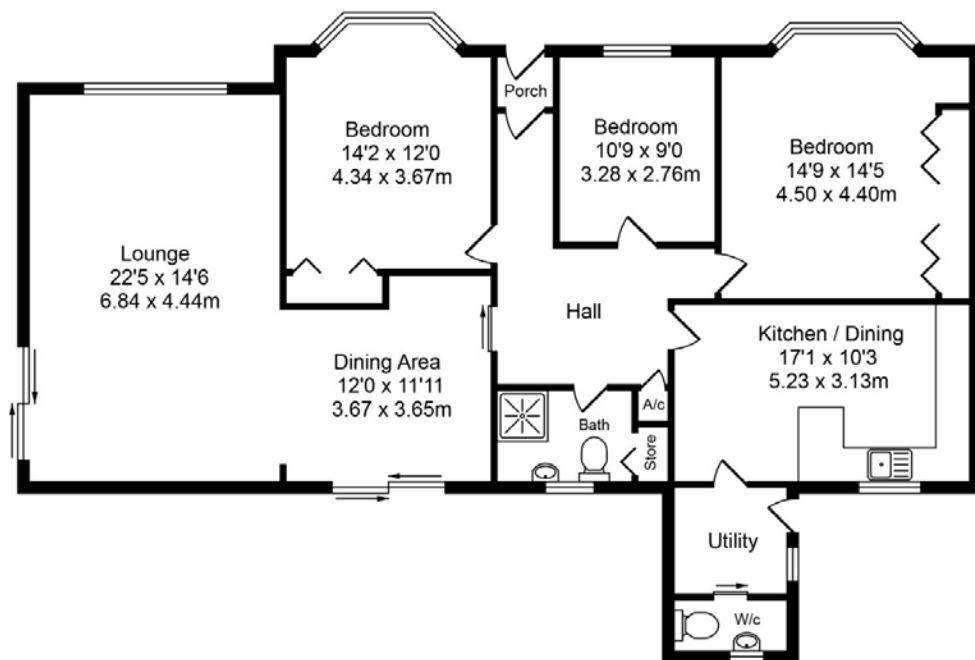
Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

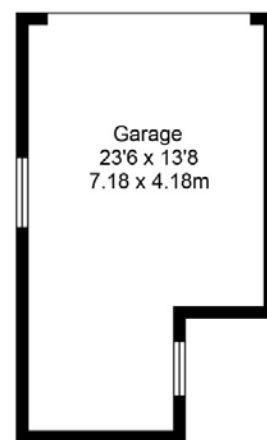
ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 1683 Sq.ft. (156.4 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 1398 Sq.Ft  
(129.9 Sq.M.)

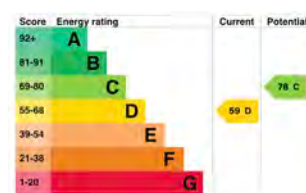


Garage  
Approx. Floor  
Area 285 Sq.Ft  
(26.5 Sq.M.)



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

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.



THE LUXURY PROPERTY SPECIALISTS

Drummersdale Lane, Scarisbrick

A&P



Arnold and Phillips are delighted to present this charming three-bedroom detached bungalow, nestled in the desirable village of Scarisbrick. This property offers a perfect blend of practical design and adaptability, making it an ideal choice for a variety of buyers, from families to downsizers seeking a comfortable, well-situated home.

Approaching the property, you'll be greeted by a well-maintained frontage with a welcoming driveway that provides ample off-road parking. The detached single garage, positioned to the side, offers additional storage or secure parking, ideal for those who value convenience and a clutter-free home. The bungalow's exterior is neat and understated, lending itself beautifully to modernisation or personal touches, depending on your vision.

Stepping inside, the home opens into a light and spacious hallway, setting a tone of warmth and comfort. The open-plan lounge and dining room stretches across the property, creating an inviting space for relaxation and entertaining alike. The layout allows for flexible furniture arrangements, whether you prefer cosy evenings by the TV or hosting family and friends around the dining table. Subtle design features, such as the layout and proportions, enhance the room's versatility and flow, making it a wonderful place to spend time.

The kitchen is thoughtfully arranged, with ample counter space and practical storage solutions. While it may benefit from a touch of modernisation, its current layout is functional and perfectly suited to those who enjoy cooking or baking. The nearby utility room is a practical addition, keeping laundry and cleaning separate from the main living areas and offering extra storage.

The bungalow boasts three well-proportioned bedrooms, each offering a calm retreat from the busier areas of the home. Whether you need a guest room, home office, or additional space for a growing family, these rooms cater to a variety of needs. The family bathroom is conveniently located and includes all the essentials, ready to serve as a blank canvas for any updates or personal touches you may wish to add.

The outdoor space is a true highlight, with a garden that feels private and peaceful. It's large enough for those who enjoy gardening but manageable for anyone seeking a low-maintenance lifestyle. A paved area adjacent to the property is ideal for outdoor seating, where you could enjoy meals or a quiet cup of tea. The lawn provides a safe space for children or pets to play, while the surrounding greenery creates a sense of tranquillity. The garden's orientation ensures it remains usable throughout the seasons, a practical and enjoyable extension of the living space.

Scarisbrick is a sought-after location, known for its blend of rural charm and excellent connectivity. Nearby, you'll find reputable schools, local shops, and cosy cafes, ensuring day-to-day needs are easily met. For those commuting or travelling, the area offers convenient transport links, with Southport and Ormskirk both a short drive away. The surrounding countryside is a delight to explore, with walking and cycling routes aplenty, making it ideal for those who appreciate the great outdoors.

This bungalow is a fantastic opportunity to secure a home in a desirable village setting, with plenty of potential to make it your own. If you're looking for a property that balances comfort, practicality, and the chance to personalise, this could be the one for you. To arrange a viewing or to learn more about this wonderful home, please get in touch—we'd be delighted to show you around and answer any questions you may have.









