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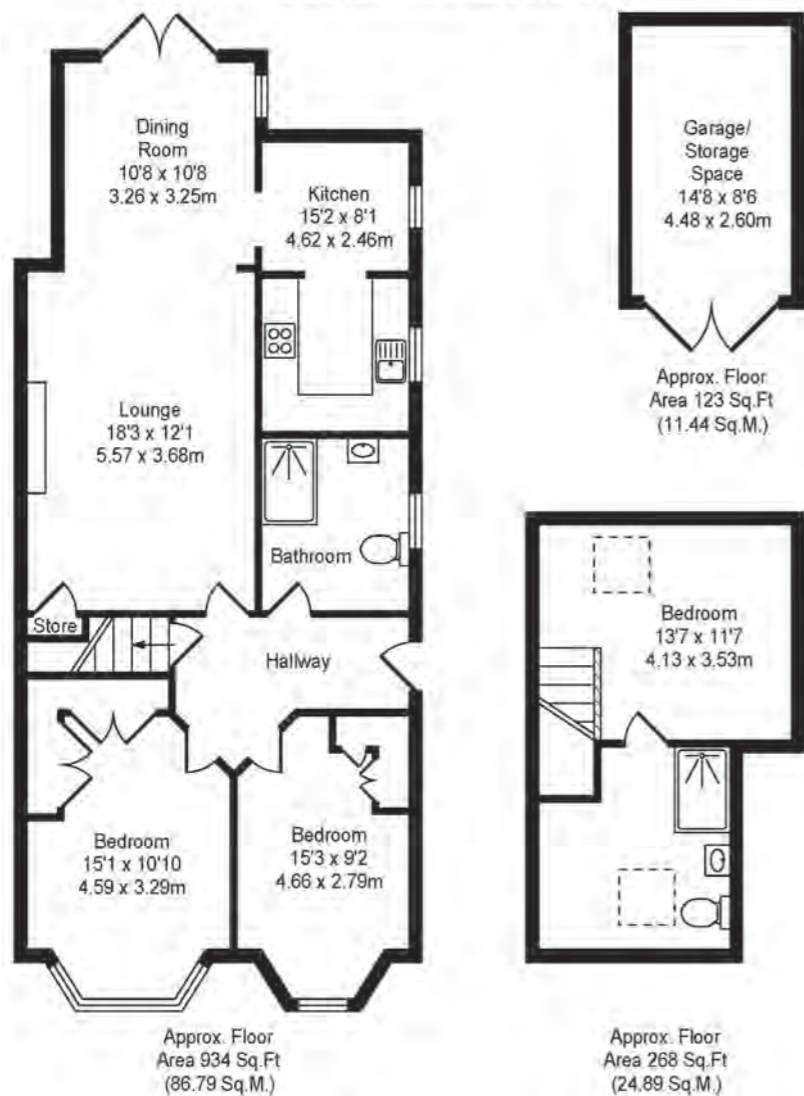
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ARNOLD & PHILLIPS
ESTATE AGENTS

Bescar Brow Lane, Scarisbrick

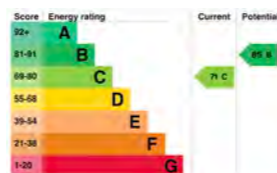
Total Approx. Floor Area 1325 Sq.ft. (123.12 Sq.M.)

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



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.



THE LUXURY PROPERTY SPECIALISTS

Bescar Brow Lane, Scarisbrick

A&P

Arnold and Phillips are delighted to offer this well-presented three-bedroom semi-detached dormer bungalow, situated in a sought-after location that combines convenience with a welcoming residential feel. Thoughtfully designed to maximise space and functionality, this home provides an excellent opportunity for buyers seeking a versatile property that suits a range of lifestyles, from growing families to down-sizers.

Set back from the road, the property enjoys a neat and well-maintained frontage, with a driveway providing ample off-road parking. Upon entering the home, a practical hallway creates a natural flow into the main living spaces. The accommodation immediately impresses with its large open-plan living and dining area, a space that feels inviting and well-proportioned, perfect for both relaxing and entertaining. The layout ensures flexibility, allowing for a variety of furniture arrangements to suit personal preferences.

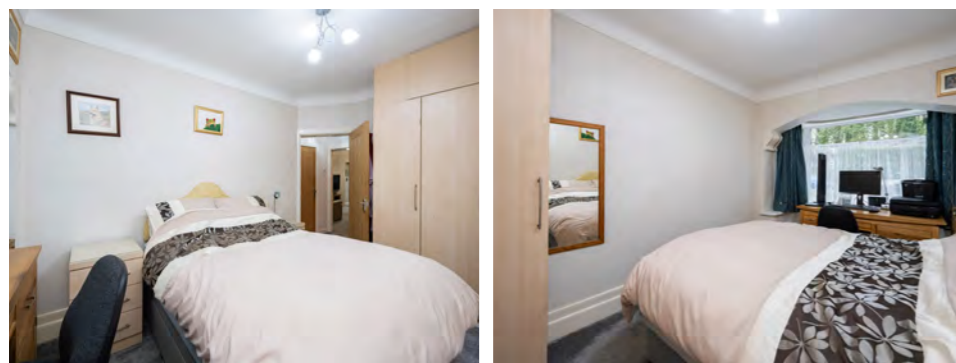
Adjacent to the main living space, the kitchen is well-equipped with fitted units, offering ample storage and workspace. The design is practical, catering to those who enjoy home cooking, with room for modern appliances and convenient access to the utility room. The utility provides additional storage and practicality, keeping laundry and household essentials neatly tucked away while maintaining easy access.

The home's three double bedrooms offer comfortable accommodation, each providing a pleasant and neutral backdrop that would suit a variety of décor styles. The main bedroom is generously sized, offering a peaceful retreat, while the additional bedrooms provide versatility – ideal for family members, guests, or even a home office. The bathroom downstairs is well-appointed, designed with a practical layout that includes a walk-in shower, a wash basin, and a WC. There is an en-suite bathroom upstairs adding to the functionality of the upstairs bedroom.

Outside, the rear garden is a notable feature of the home, providing a private and well-sized space that is perfect for enjoying time outdoors. Whether it's a morning coffee on the patio or an evening meal during warmer months, the layout ensures the garden is easy to maintain while still offering plenty of room for personalisation. With enough space for outdoor seating and potted plants, it's a garden that can be enjoyed in multiple ways.

The location of this property is a major highlight, benefiting from close proximity to essential amenities. Local shops, supermarkets, and services are all within easy reach, making day-to-day errands convenient. Well-regarded schools are nearby, making this an excellent option for families, while transport links provide straightforward access to surrounding areas, whether by road or public transport. With parks and green spaces also within reach, there are plenty of opportunities for leisure and outdoor activities.





KEY FEATURES

Semi-Detached Dormer Bungalow

Three Bedrooms

Circa 1325 Square Feet

Large Open-Plan Living & Dining Area

Modern Fitted Kitchen

Good-Size Private Rear Garden

Ample Driveway Parking

Sought-After Location



