



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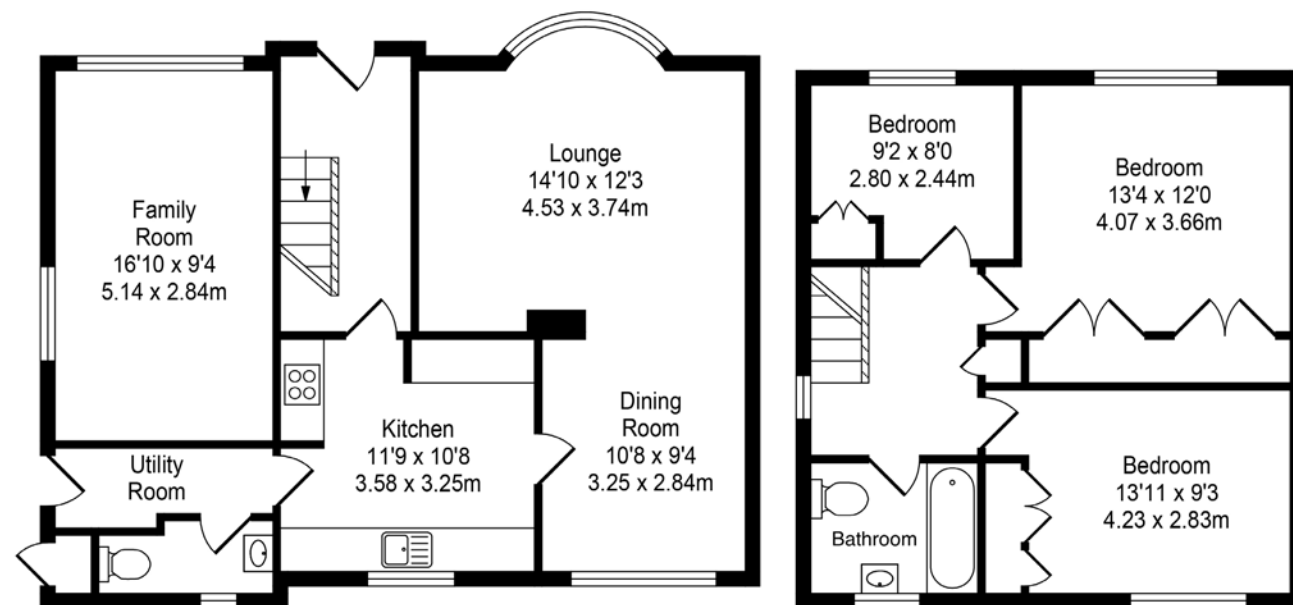
Parbold: 01257 442789
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Black Moss Lane, Scarisbrick

Total Approx. Floor Area 1226 Sq.ft. (113.94 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 729 Sq.Ft (67.74 Sq.M.)

Approx. Floor Area 497 Sq.Ft (46.20 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.



THE LUXURY PROPERTY SPECIALISTS

Black Moss Lane, Scarisbrick

A&P

Arnold and Phillips are delighted to present this charming three-bedroom detached property, nestled along the picturesque and semi-rural Black Moss Lane in Scarisbrick, West Lancashire. Ideally positioned to provide the perfect balance of countryside tranquillity and everyday convenience, this well-appointed home offers easy access to a variety of local amenities, well-regarded schools, and excellent transport links connecting to nearby Southport and Ormskirk.

Set comfortably back from the lane, 'Green Acres' boasts an attractive frontage with ample off-road parking for multiple vehicles. The property's approach is both inviting and practical, with a well-maintained driveway leading to the entrance. The home's exterior is complemented by neat landscaping, setting the tone for the thoughtfully maintained interiors within.

Stepping inside, the spacious hallway immediately establishes a warm and welcoming feel. To the front of the home, two generous reception rooms provide flexible living arrangements. The main living room is particularly impressive, featuring a striking bay window that enhances the room's airy atmosphere. This space flows seamlessly into an adjoining dining area, offering an ideal setting for both everyday meals and entertaining. Whether hosting guests or enjoying a quiet evening in, the layout is both practical and stylish.

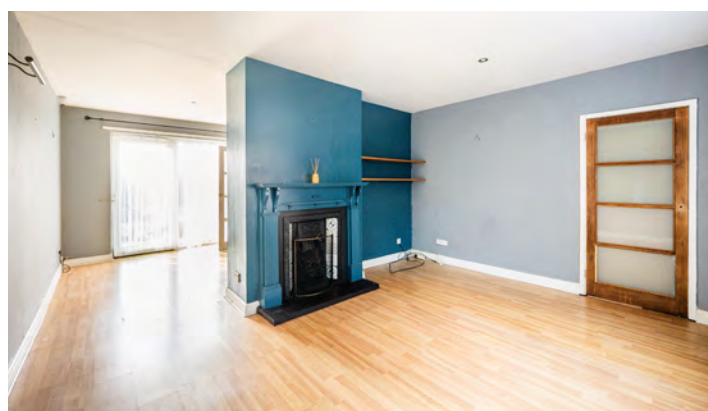
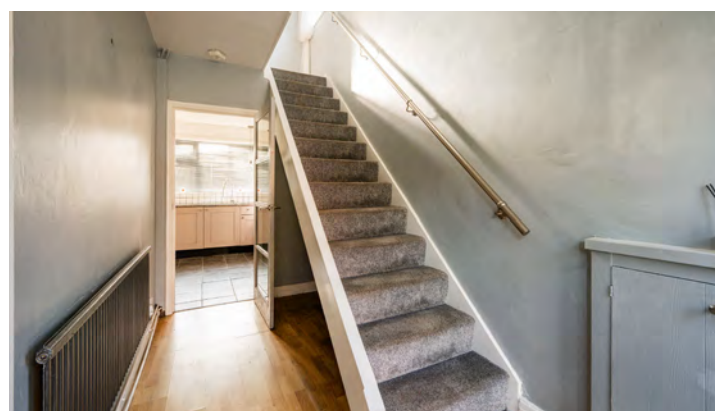
The kitchen, positioned towards the rear of the home, is a standout feature, designed with both form and function in mind. A range of modern wall, base, and tower units provide ample storage, complemented by sleek contrasting work surfaces. Equipped with a selection of integrated appliances, this space is well-suited to those who enjoy cooking and entertaining. A separate utility room adds further convenience, offering additional storage and laundry facilities, while a downstairs WC completes the ground floor.

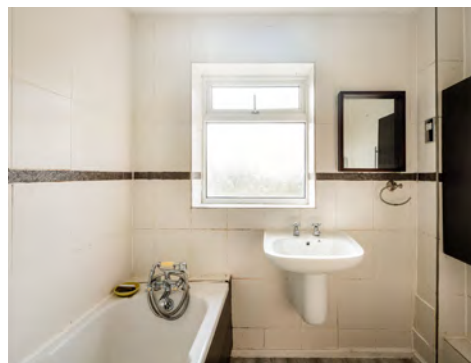
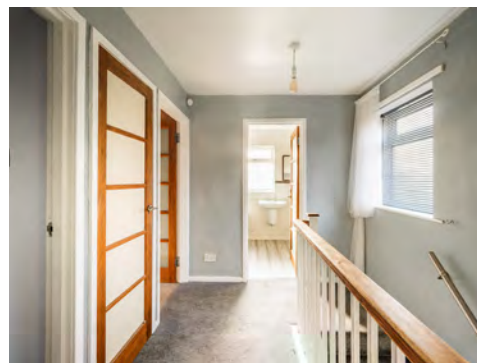
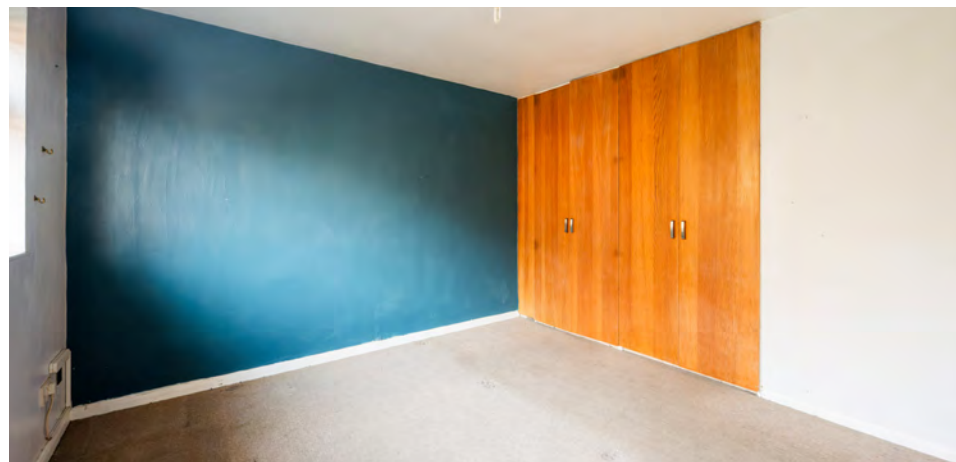
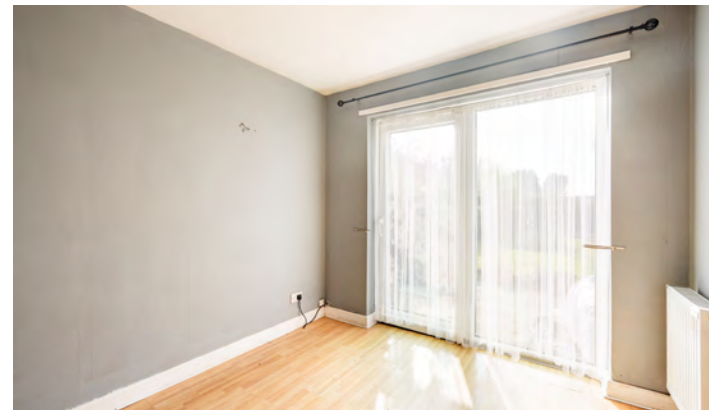
Ascending to the first floor, the home continues to impress with three well-proportioned family bedrooms. Each room is thoughtfully designed to maximise space, all featuring fitted wardrobes that provide excellent storage solutions. The rear-facing bedrooms benefit from stunning, uninterrupted views over the surrounding countryside, creating a serene retreat at the end of the day. The main family bathroom is stylishly finished with contemporary tiling and includes a bath with overhead shower, WC, and vanity wash basin, catering to the needs of a busy household.

Externally, the rear garden is a true highlight, offering an extensive outdoor space that is both well-established and predominantly laid to lawn. Bordered by a selection of mature plants and shrubs, the garden presents a wonderful setting for relaxation and outdoor activities. A generous patio terrace provides an ideal spot for outdoor dining and entertaining, enjoying a private and scenic backdrop. The size of the garden also offers potential for further development, subject to the necessary planning permissions, making this home an appealing prospect for those seeking long-term potential.

Scarisbrick itself is a desirable location, appreciated for its semi-rural charm while still being well-connected to neighbouring towns. Nearby Southport provides an array of shopping, dining, and leisure options, while Ormskirk offers a vibrant market town experience with excellent schools and amenities. The area is well-served by transport links, including road and rail connections, making commuting straightforward.

With its blend of modern comforts, generous living spaces, and breathtaking countryside views, 'Green Acres' presents a rare opportunity to secure a home that truly offers the best of both worlds. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer.





KEY FEATURES

Detached Home

Three Bedrooms

Circa 1226 Square Feet

Two Generous Reception Rooms

Fitted Kitchen

Well-Established Rear Garden

Driveway Parking

Picturesque Semi-Rural Location



