

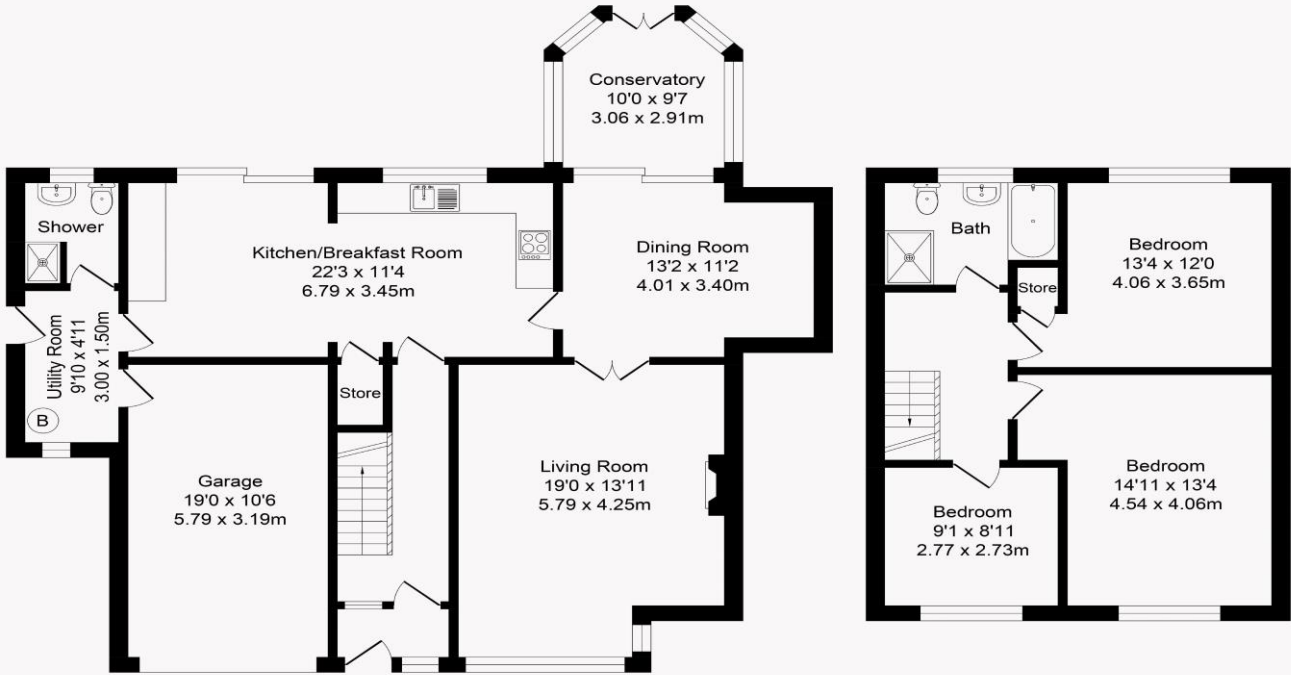
Clyffes Farm Close, Scarisbrick



Clyffes Farm Close, Scarisbrick

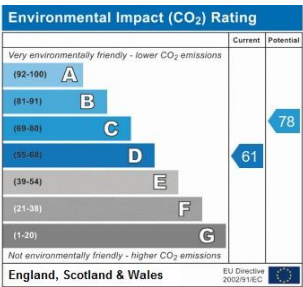
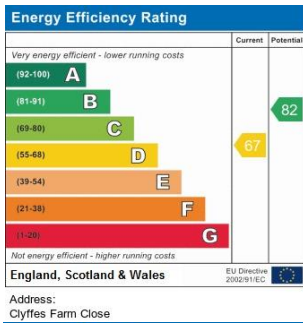
Clyffes Farm Close, Scarisbrick
Total Approx. Floor Area 1719 Sq.ft. (159.7 Sq.M.)

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 1162 Sq.Ft (107.9 Sq.M.)

First Floor
Approx. Floor Area 557 Sq.Ft (51.7 Sq.M.)



01695 570102

enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £325,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 & Phillips are delighted to bring to the market a rare opportunity to acquire a simply stunning three-bedroom detached property, located in a much sought after semi-rural area of Scarisbrick.

Set within a charming and well-kept close, this attractive property is set comfortably back from the road and is conveniently located close to a host of local amenities, with the historic market village of Ormskirk or the coastal town of Southport just a short distance away. The property is also ideally located for transport and commuter links.

Accessed via the spacious block paved driveway, one is received into a spacious and inviting entrance hallway. To the front of the property there is a well-proportioned and bay-fronted main living room, which is centred around an ornate feature fireplace. This spacious rooms flows through to the rear formal dining room, which is again of a good size and leads out to the modern garden conservatory, which enjoys pleasant views of the surrounding garden. To the rear of the property there is a large dining kitchen which has been fitted with a range of wooden wall and base units and performs well as the main hub of the home, with an attached shower room and additional utility area adjoining.

To the first floor there are three good-sized family bedrooms complete with rustic overhead timber beams and a spacious family bathroom, comprising shower, bath, w.c and wash hand basin.

Externally, there is a good-sized rear garden which is not overlook and which has been beautifully landscaped, surrounded by established plants and trees and providing ample space for green houses and a raised vegetable plot.

Internal inspection of this beautiful property is highly advised, and early viewing will be essential to avoid disappointment





