

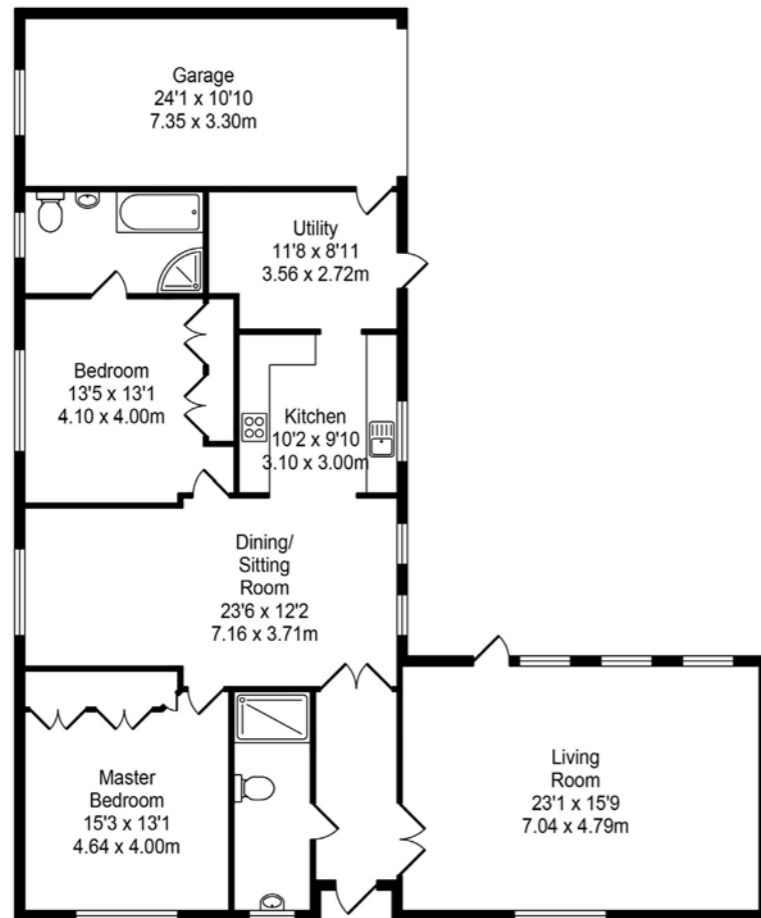


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Jacksmere Lane, Scarisbrick
 Total Approx. Floor Area 1730 Sq.ft. (160.72 Sq.M.)

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



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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. 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 pleased to bring to market an exciting opportunity to acquire this generously proportioned two-bedroom detached true bungalow, residing within an established plot along the highly regarded Jacksmere Lane in Scarisbrick, West Lancs.

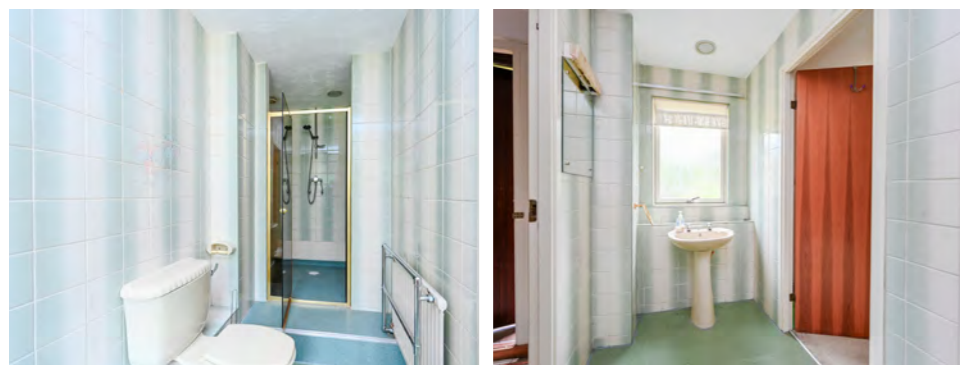
Ideally positioned this versatile bungalow resides along the popular Jacksmere Lane, with Southport and Ormskirk on its doorstep, both of which offer a wide range of local amenities and superb transport and commuter links.

Whilst a full course of cosmetic modernisation is required throughout this compelling property, the abundance of potential is clear for all to see. Approached via a private driveway providing an abundance of off-road parking, access is granted via the main front entrance, with one received into a spacious entrance hallway. The front of the property enjoys a large main living room to the right hand side, flooded in an abundance of natural light via triple aspect windows and patio door, generous proportions provide an ideal main living space. Directly adjacent is a self-contained shower room which provides WC, wash hand basin and walk-in shower. The main bedroom resides to the front of the property and provides fitted wardrobes.

Residing centrally is the fitted traditional wooden kitchen, which provides a range of wall, base and tower units. This extends into an ample dining/sitting area. The second bedroom flows off from this living space and is of good proportions, again providing storage facilities. The rear of the property houses the main tiled four-piece family bathroom, with spacious utility room opposite. The accommodation is completed with a large double garage to the rear.

Externally the rear garden is private, not being overlooked, and is predominantly block-paved, providing an ideal place to entertaining. A turfed rear lawn is bordered by established trees and shrubs. Extending to a generous 1,730 square foot of true bungalow living accommodation, internal inspection of this exciting renovation project is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Detached True Bungalow

Two Bedrooms

Circa 1730 Square Feet

Fitted Wooden Kitchen with Ample Dining/Sitting Area

Established Plot

Private Rear Garden

Driveway Parking



