



BRIGHOUSE  
WOLFF

140 Smithy Lane, SCARISBRICK, L40 8HW  
Reduced To £310,000



A well proportioned detached Family Home which is set in a sought after semi-rural location with no chain delay.

Viewing is essential to appreciate the size, standard & versatility of accommodation on offer.

The property is located upon Smithy Lane in Scarisbrick and therefore enjoys a very desirable address whilst being ideally situated within a short drive of an abundance of amenities including local schools and retail parks at Kew & Ringtail.

The property is located mid-way between the historic market town of Ormskirk & the Victorian seaside resort of Southport which are both within easy access and offer a variety of amenities.

The accommodation which provides a flexible, light and spacious layout briefly comprises: entrance porch, hallway, lounge, fitted kitchen, dining room/ground floor bedroom and modern shower suite to the ground floor. To the first floor are two double bedrooms, one with en-suite wc, whilst to the exterior are very pleasant private garden areas to both front & rear - the rear garden facing in a sunny southerly direction and overlooking open fields and Hurlston golf course. Ample parking is provided by an in/out driveway to the front.

The property further benefits from the addition of gas central heating & double glazing throughout.

Please contact Brighthouse Wolff today to arrange a convenient time to view and avoid the disappointment of missing out!

## ACCOMMODATION

## GROUND FLOOR

### PORCH

Entrance door provides access into the property, window to the side & ceiling lighting.

### HALLWAY

Entrance door, stairs lead to the first floor, large under stairs storage cupboard, ceiling lighting and access into all ground floor accommodation.

### LOUNGE

19'8" x 14'6" (6.01 x 4.42)

A light and spacious room located to the rear of the property with double glazed patio doors leading into the rear gardens, window to the side elevation, inset fire set in feature brick built fire place, radiator panels, tv point, coved ceiling and ceiling lighting.

### FITTED KITCHEN

10'3" x 8'3" (3.14 x 2.54)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integrated hob, oven and extractor hood, sink and drainer unit, plumbing for washing machine, double glazed window and door, ceiling lighting.

### REAR PORCH

Wall mounted central heating boiler, door leading into the gardens.

### DINING ROOM/BEDROOM

13'5" x 10'9" (4.10 x 3.29)

Located to the front of the property with window, radiator panel & ceiling light point.

## SHOWER SUITE

8'0" x 6'6" (2.45 x 1.99)

Fitted with a three piece suite comprising; oversized shower cubicle with overhead shower and glass screens, low level wc and vanity wash basin. Tiled walls, double glazed frosted window, ceiling lighting.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to a large landing area which in turn provides access to all first floor accommodation. Window to the side elevation and airing/linen cupboard.

### REAR BEDROOM

15'3" x 11'5" (4.65 x 3.50)

Windows to the side and rear elevations with views over the surrounding fields and golf course, fitted wardrobes, radiator panel & ceiling lighting.

### WC

Low level wc & wash basin, ceiling light. Located within the rear bedroom.

### FRONT BEDROOM

13'5" x 11'11" (4.10 x 3.64)

Double glazed window to the front elevation, radiator panel, fitted wardrobes with under eaves storage behind & ceiling lighting.

## EXTERIOR

A large 'in and out' block paved driveway provides off road parking for several vehicles. Directly beyond the rear garden is situated a brick built garage with up and over door, window to the side and storage space above.

The front garden area is wall enclosed with mature flower & shrub borders.

The rear gardens are particularly impressive overlooking the surrounding countryside, brook and golf club and provide excellent private outdoor space. The garden is mainly laid to lawn, fence enclosed with ornamental flower and shrub borders, flagged pathways and timber summer house/storage shed to the far rear.

## MATERIAL INFORMATION

## TENURE

FREEHOLD

## COUNCIL TAX

West Lancs. Council 2025/26

Band: E

Charge: £2885.8

## MOBILE & BROADBAND

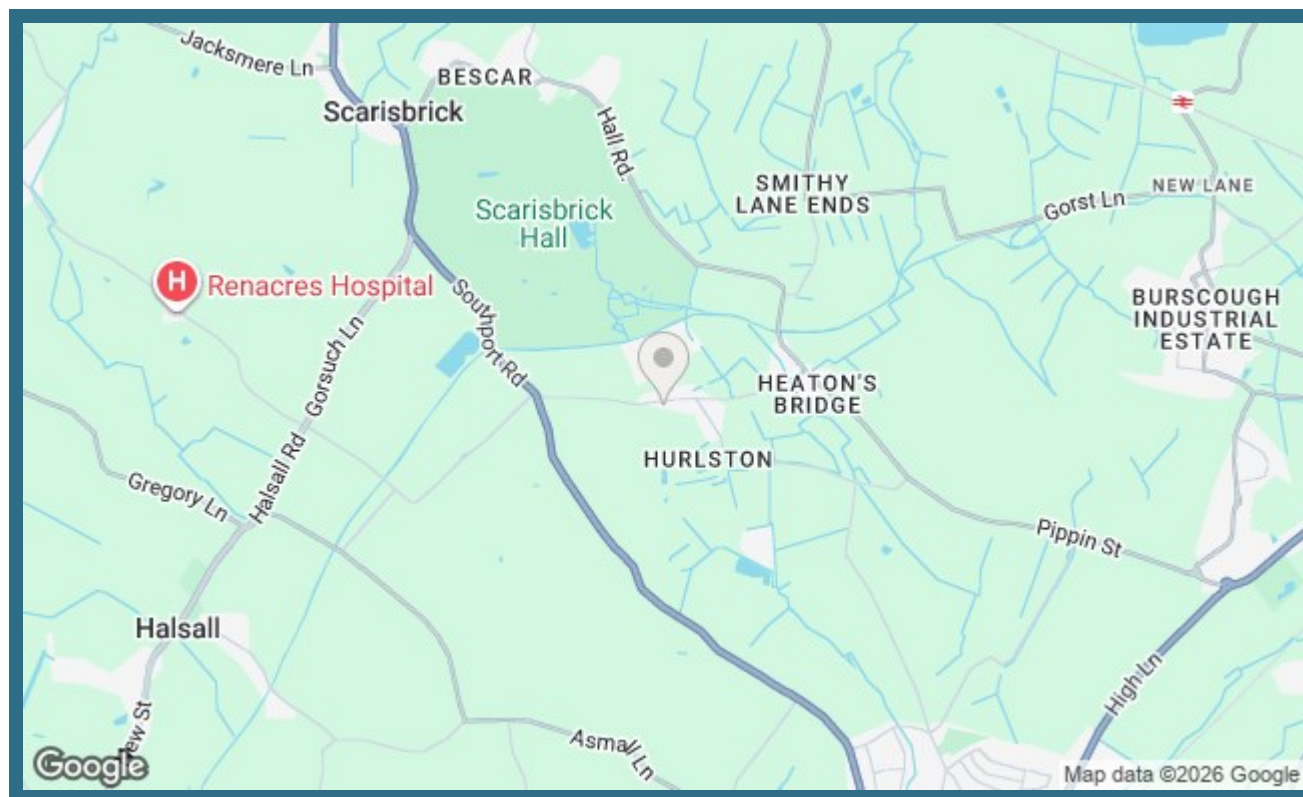
Mobile Signal: Provider dependant. Good outdoor & in-home/variable/variable outdoor & in-home.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps

(Ofcom website)

## CONSTRUCTION

## VIEWING BY APPOINTMENT



### **Important Information**

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



