



**Ian Anthony**  
The Estate Agents

# Narrow Moss Lane, Scarisbrick, L40 8HZ

Offers Over £400,000

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- SEMI DETACHED COTTAGE
- THREE BEDROOMS
- 0.57 ACRE PADDOCK
- TWO BATHROOMS
- FABULOUS COUNTRYSIDE LOCATION
- CUSTOM MADE OAK KITCHEN
- FIELD VIEWS TO FRONT AND REAR
- DINING ROOM



Davies Cottage. A Semi Detached Cottage, set in a lovely rural location, yet only 1.7 miles for the historic market town of Ormskirk. Accommodation comprises of 'L' shaped living/ dining room, kitchen and cloakroom to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking, attached garage, front and rear gardens and an attached paddock of approx 0.57 acre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		102
(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>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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