



11 Smithy Lane, Scarisbrick

Ormskirk

Guide Price £399,950

# 11 Smithy Lane

Scarisbrick, Ormskirk

Modern detached bungalow on Smithy Lane with 2 bedrooms, open-plan living, stylish kitchen, private gardens, garage, underfloor heating, and high-quality finishes. Ideal for downsizing. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

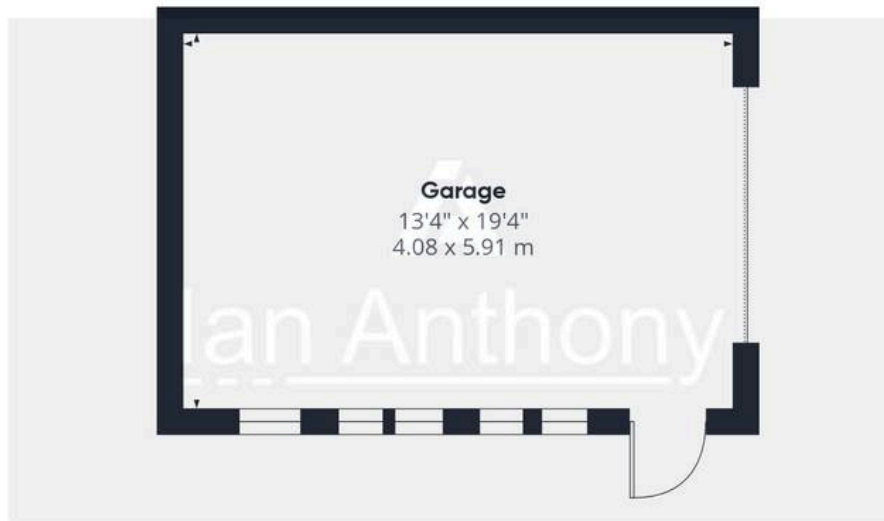
- Individually designed and self-built detached bungalow
- Contemporary timber clad exterior with aluminium windows and doors
- Two double bedrooms
- Stunning open-plan family living space
- High-specification kitchen with quartz worktops
- Detached garage with power and lighting
- Ideal for downsizers seeking modern living
- Private, low-maintenance gardens
- Neff integrated appliances
- Bi-fold and French doors opening onto patio and gardens







Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

950 ft<sup>2</sup>

88.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## IAN ANTHONY

5 Burscough Street, Ormskirk - L39 2EG

01695580888

[enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk)

[iananthonyestates.co.uk/](http://iananthonyestates.co.uk/)

