



**Ian Anthony**  
The Estate Agents

Turning Lane, Scarisbrick, Lancashire, PR8 5HY

Guide Price £215,000

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- CHARMING THREE BEDROOM
- SEMI-RURAL
- COUNTRYSIDE VIEWS
- SPACIOUS DINING ROOM
- FAMILY BATHROOM
- END OF TERRACE
- DRIVEWAY PARKING
- LARGE REAR GARDEN
- LIVING ROOM





Discover this charming three-bedroom end-of-terrace home on Turning Lane in the sought-after village of Scarisbrick. Offering the perfect blend of rural tranquillity and modern convenience, the property enjoys an enviable position backing onto open fields, providing uninterrupted countryside views while still being within easy reach of neighbouring towns and amenities.



Approximate total area<sup>(1)</sup>  
802 ft<sup>2</sup>  
74.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Conservatory  
GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(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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