



**1 Hares Lane
Scarbrick, PR8 5LG,
Offers in the region of £315,000
'Subject to Contract'**

This beautifully extended three-bedroom semi-detached bungalow, offering generous and flexible living spaces in a desirable semi-rural location on Hares Lane, Scarbrick. This pre-war property has been thoughtfully updated, presenting a harmonious blend of classic charm and modern convenience, situated close to open fields for a tranquil lifestyle. With a refitted kitchen, three double bedrooms, and two contemporary bathrooms, this home is designed for comfortable living.

Early Viewing A Must To Fully Appreciate This Exceptionally Spacious Bungalow.

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Southport's Estate Agent

Entrance Hall

UPVC outer door with etched, double glazed insert. Woodgrain, 'Supreme Layerboard Flooring' extending throughout the bungalow. Useful deep storage cupboard which is plumbed for an automatic washing machine.

Living Dining Study - 6.83m x 3.23m (22'5" x 10'7" extending to 17' plus study area)

UPVC double glazed window to the front, UPVC double glazed double doors to the deck and rear garden. Woodgrain flooring.

Fitted Kitchen - 4.19m x 2.9m (13'9" x 9'6")

Single bowl sink unit with mixer tap and adjoining quartz working surfaces incorporating drainer, base units with cupboards and drawers, bin cupboard and wall cupboards. Built in appliances include dishwasher, tall larder fridge and freezer, Zanussi five ring gas hob with cooker hood above and split level electric oven. Utility cupboard housing 'Intergas' gas central heating boiler.

Inner Hall

Useful storage cupboard

Bedroom 1 - 4.39m x 3.12m (14'5" x 10'3")

Woodgrain flooring, UPVC double glazed window.

EnSuite Shower Room - 1.57m x 2.69m (5'2" x 8'10")

Large walk in shower enclosure with thermostatic hand held and waterfall showers. Pedestal wash hand basin, low level WC, part wall tiling, chrome towel rail/radiator, recessed spot lighting and extractor.

Bedroom 2 - 4.42m x 3.68m (14'6" into bay x 12'1")

Woodgrain laminate flooring, UPVC double glazed window.

Bedroom 3 - 3m x 3.02m (9'10" x 9'11")

UPVC double glazed window.

Bathroom - 2.69m x 1.6m (8'10" x 5'3")

White suite including wash hand basin, low level WC, P shaped panelled bath and shower screen with mixer tap and shower attachment. Part wall tiling, part wall boarding, chrome towel rail/radiator, extractor and recessed spot lighting.

Outside

The bungalow stands in established gardens to both the front and rear. The front garden having lawn and off road car parking and a driveway leads to a substantial L shaped garage at the rear, (measuring 19' by 11'2" extending to 17' and installed with electric light power supply and offering ample storage. The rear garden is enclosed with fencing having lawn, paved patio and decked patio.

Council Tax

West Lancashire Borough Council Band A

Tenure

Freehold



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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