



62 Smithy Lane, Scarisbrick

Ormskirk

Guide Price £430,000

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Scarisbrick, Ormskirk

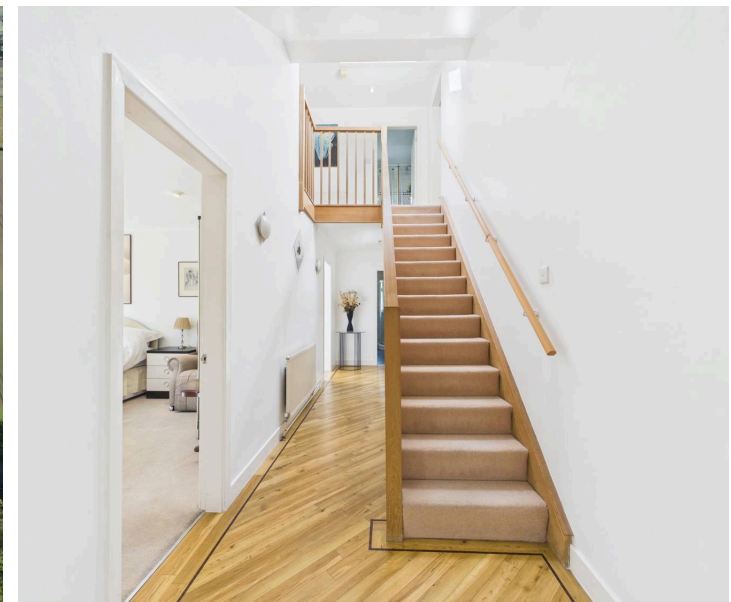
Spacious four bedroom detached dormer bungalow in Scarisbrick with open views, flexible living, modern kitchen, mature gardens, ample parking, and no onward chain. Early viewing advised.
Council Tax band: E

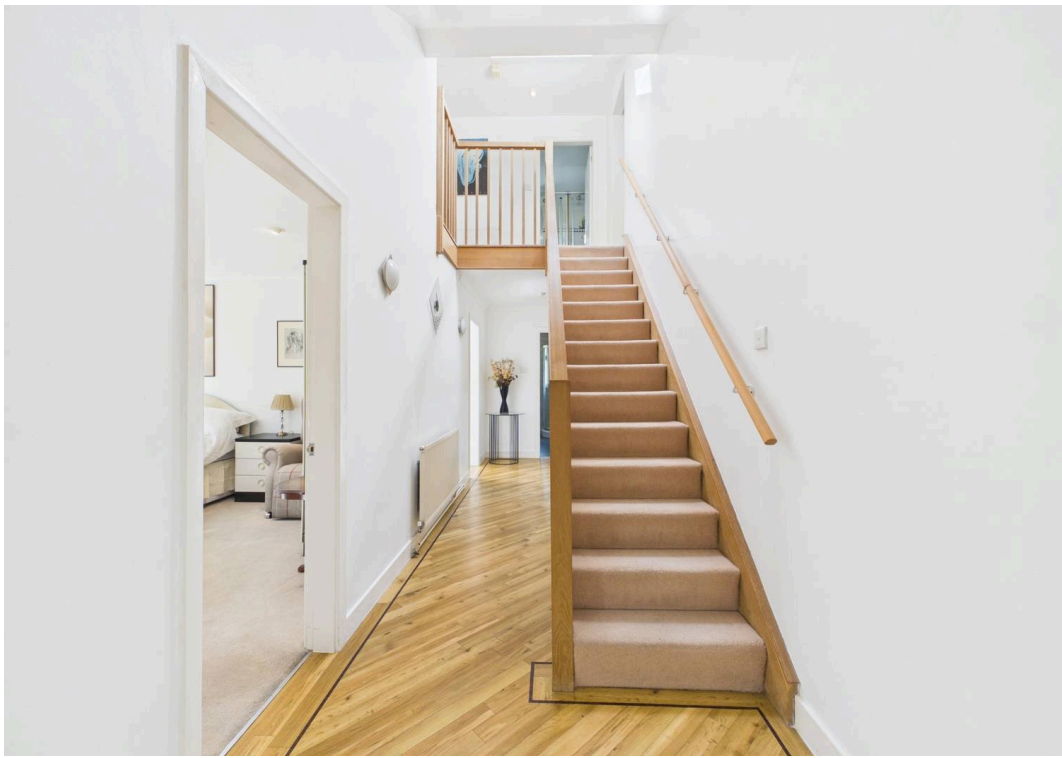
Tenure: Freehold

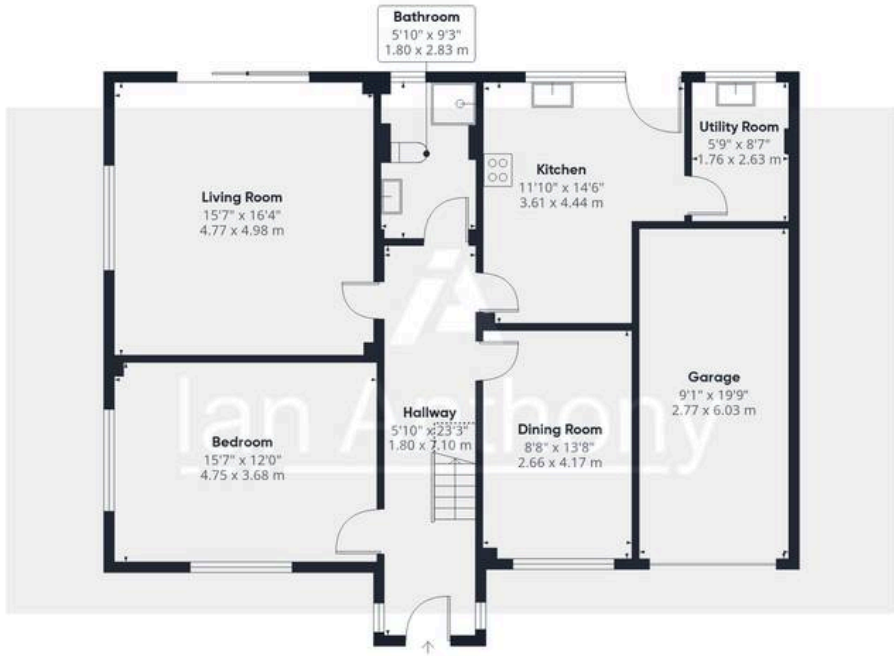
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Impressive four-bedroom detached dormer bungalow
- Spacious and versatile accommodation throughout
- Modern white gloss kitchen diner with integrated appliances
- Large dual aspect lounge with patio doors to rear garden
- Ground floor bedroom and shower room ideal for flexible living
- New boiler fitted in 2025







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1751 ft²
162.5 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



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