



17 Rimmer Green, Scarisbrick, PR8 5LP
'Offers In Excess Of' £240,000
'Subject to Contract'

Situated in the semi-rural setting of Scarisbrick, this mid-terrace family home boasts unrivalled views over open farmland, creating a truly enviable orientation. Beautifully presented throughout, the property offers modern living, featuring two reception rooms leading into an open-plan modern kitchen, ideal for entertaining, and extending to a dining conservatory, all overlooking the enclosed rear gardens and the expansive countryside beyond. Upstairs, there are three bedrooms, with the third currently arranged as a dressing room, alongside a separate bathroom and a convenient utility closet (with plumbing for washing machine). The property offers potential for off-road parking (subject to West Lancashire Borough Council and kerb lowering). The well-established gardens include a lawn and timber shed, with no direct overlooking. With easy A565 commuter access to Ormskirk, Liverpool, and Southport, this semi-rural gem is ideal for a wide variety of buyers.

Entrance Hall

Upvc double-glazed entrance door and Upvc double-glazed window to side. Staircase to first floor with handrail and newel posts. Woodgrain laminate-style flooring, and door leads to...

Lounge - 3.3m x 3.73m (10'10" x 12'3" overall measurements)

Upvc double-glazed window.

Living Room - 3.81m x 4.39m (12'6" x 14'5" into recess)

Upvc double-glazed window overlooks gardens to the rear, display recess to chimney breast, and double doors lead to...

Kitchen/Breakfast Kitchen - 3.33m x 3m (10'11" x 9'10")

Modern kitchen arranged in white gloss style with base units including cupboards and drawers, wall cupboards, and working surfaces incorporating breakfast bar. Woodgrain laminate-style flooring and part wall tiling. Single bowl sink unit with rinse tap and drainer. Appliances include electric oven, five-ring gas hob with funnel-style extractor hood above, dishwasher, and space for freestanding fridge/freezer. Integral audio speakers to ceiling with recessed spot lighting, and open-plan access perfect for entertaining leading to...

Dining Conservatory - 4.52m x 3.71m (14'10" x 12'2")

Upvc double-glazed double doors and windows provide access and aspect to the rear garden with delightful views beyond. Woodgrain laminate-style flooring, dining area, wall light points.

Landing

Upvc double-glazed window. Door leads to useful built-in utility cupboard, also housing plumbing for washing machine and the combination-style central heated boiler system, and opaque Upvc double-glazed window to front. Loft access.

Bedroom 1 - 3.02m x 5.03m (9'11" x 16'6")

Upvc double-glazed window overlooks the rear of property with views to fields and countryside beyond. Double bedroom.

Bedroom 2 - 3.91m x 3m (12'10" x 9'10")

Upvc double-glazed window overlooks the rear of property with views to fields and countryside beyond. Double bedroom.

Bedroom 3/Dressing Room - 2.64m x 3.33m (8'8" to rear of wall cupboards x 10'11")

Upvc double-glazed window. Bedroom arranged as a dressing room with fitted cupboards and shelving incorporating shoe rack.

Family Bathroom/WC - 2.64m x 1.8m (8'8" x 5'11")

Opaque Upvc double-glazed window. Four-piece modern white suite comprises of low-level WC, vanity wash hand basin with mixer tap, panel bath with waterfall-style mixer tap and handheld shower attachment. Step-in shower enclosure with plumbed-in body jet-style shower, part wall tiling, tiled flooring, and recessed spot lighting.

Outside

Block-paved driveway access to front provides potential for off-road parking, provided West Lancashire Borough Council are consulted and the kerb is lowered. Assuming this is the case, there would be parking available for a number of vehicles and arranged for ease of maintenance to the driveway. Right-of-way access leads via ginnel and secure timber gate to rear, the rear garden being not directly overlooked, with paved patio and step up to laid-to-lawn, again providing unrivalled views over farmers' fields and countryside beyond. Timber garden shed also benefits from electric light and power supply.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

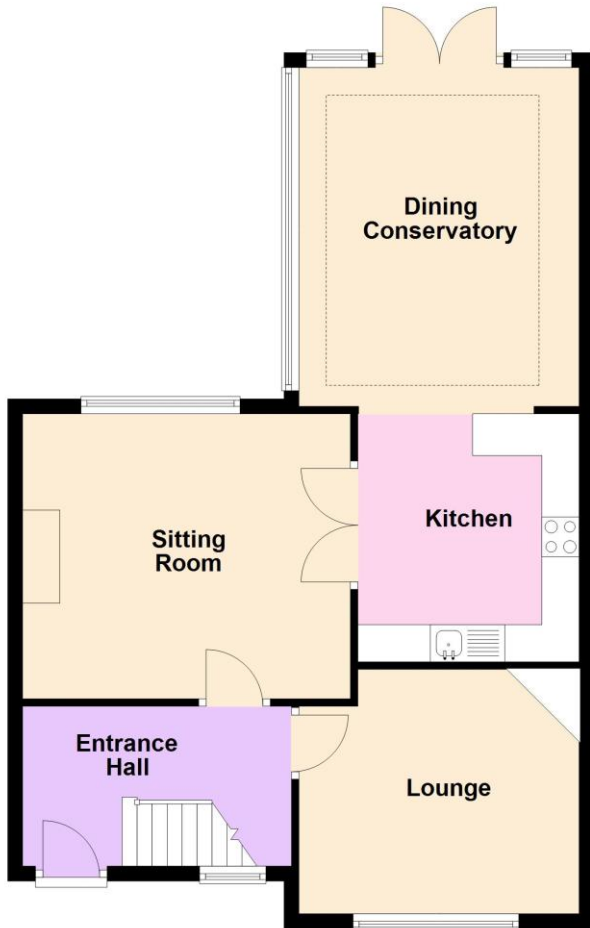
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 112.4 sq. metres (1210.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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