

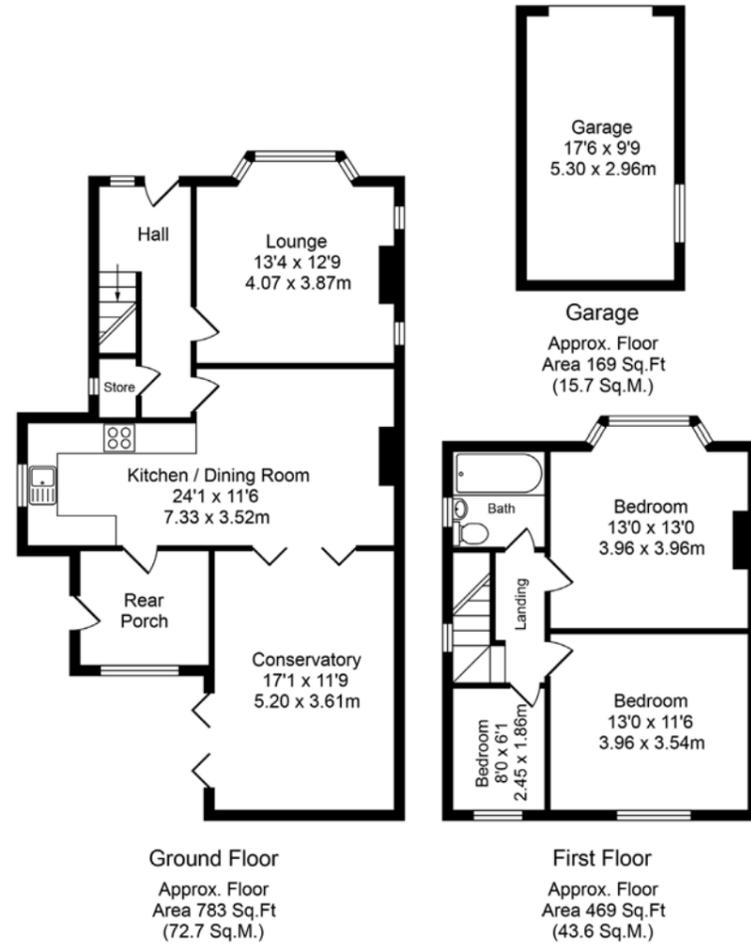


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 Southport: 01704 778668
 arnoldandphillips.com

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Total Approx. Floor Area 1421 Sq.ft. (132.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this generously proportioned three-bedroom detached family home, residing within an extensive plot along the semi-rural Pool Hey Lane in Scarisbrick, West Lanes.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying good transport and commuter links.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a brightly lit entrance hallway. The front of the property enjoys a bay-fronted main living room which is centred around an ornate feature fireplace. Residing centrally is a second dining room which has been extended through into an open plan kitchen area. Finished in a wooden design and providing an array of wall, base and tower units, this traditional kitchen extends into a generous dining and family living area, flooded in natural light via patio doors which lead into a large garden room conservatory.

The first floor provides three well-proportioned family bedrooms, two of which are double in size and all enjoying a pleasant outlook over their surrounding area. The property is well-served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally the property resides within a fifth of an acre plot and is not overlooked, being bordered by an assortment of trees, plants and shrubs. A centrally turfed lawn extends from the rear of the property, with a large patio terrace ideal for entertaining. The potential to extend to the side or rear of the property is abundant and clear, subject to planning consent, with an abundance of future potential inherent within this compelling property. Extending to a generous 1,421 square feet of living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within this welcoming property.





KEY FEATURES

- Detached Family Home
- Three Bedrooms
- Circa 1421 Square Feet
- Open Plan Kitchen and Dining Area
- Fifth of an Acre Plot
- Large Rear Garden
- Driveway Parking for Multiple Vehicles



