



nswproperties

BESCAR LANE, SCARISBRICK, ORMSKIRK, L40 9QR

ASKING PRICE: £385,000

Bescar Lane, Scarisbrick

NSW Properties are pleased to bring to the market for sale this delightful, three bedroom detached 1801 cottage resting in the lovely rural location of Scarisbrick and its picturesque countryside with Bescar Railway Station a short stroll away and major towns and cities such as Manchester and Southport are within easy reach.

In its entirety, this characterful accommodation briefly comprises of, to the ground floor, entrance porch leading to the lounge, has a feature stone fireplace with inset gas fire, this cosy room is in keeping with the character aspects of this cottage. The kitchen is located to the rear of the property and has a comprehensive range of fitted, wall and base units in white with oak work tops, offering all the modern appointments one would hope for, whilst still being very much in keeping with the accommodation, this room also has a handy utility room to add extra space into the kitchen with access to the back garden. The separate dining room provides a perfect space for entertaining guests.

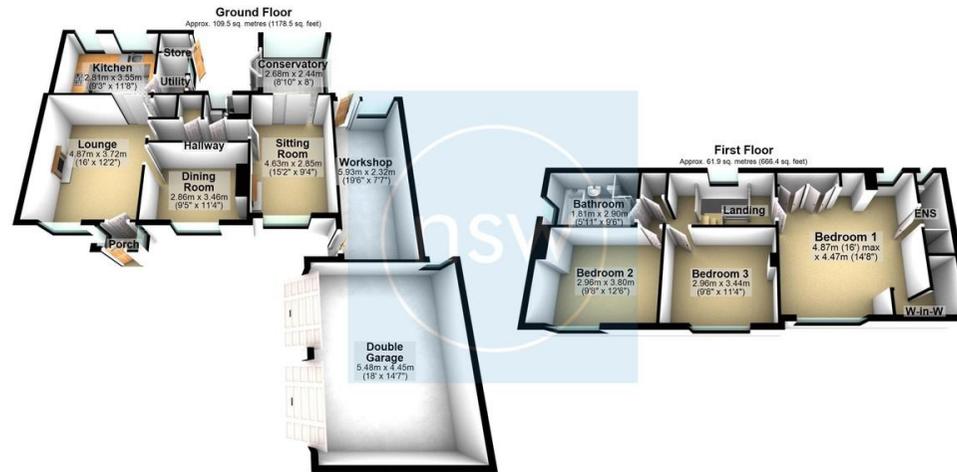
There is a further reception room to the ground floor which could be utilised as a playroom or office space. Leading off from this is the conservatory, perfect for relaxing and watching the garden. A handy under stair cupboard and traditional three piece shower room suite comprising of pedestal wash hand basin, low level WC and a walk in shower cubicle. To complete the ground floor the property benefits from a workshop with potential to be turned into a playroom or storage room.

To the first floor there are three good sized bedrooms with the master boasting an en-suite and walk in wardrobe and a separate 4 piece family bathroom.

Externally, the property rests within a good-sized plot with pretty open views. The front garden comprises of a large grass area along with paved off-road parking for a number of vehicles and is also home to a charming pebbled and boarded area with an extra double garage. To the rear, the enclosed garden has a good-sized stoned area, with a large paved patio with mature shrubs and two ponds; a perfect space for entertaining and enjoying long Summer evenings.

Call now on 01695 581 260 to arrange your viewing!!!

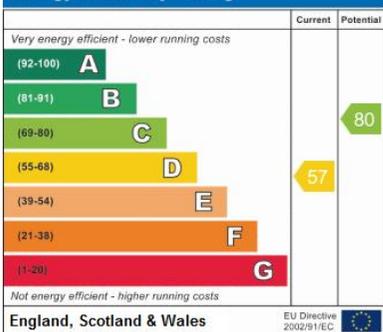




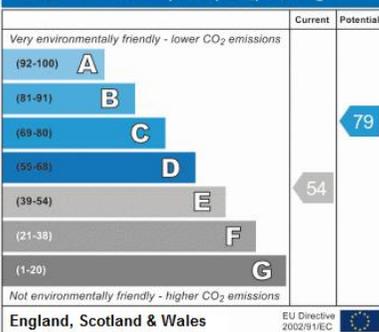
Total area: approx. 171.4 sq. metres (1844.9 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using Planflo.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



A: NSW PROPERTIES LTD | 19 CHURCH STREET ORMSKIRK | L39 3AE

T: 01695 581260

E: INFO@NSWPROPERTIES.CO.UK

W: NSWPROPERTIES.CO.UK

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

