



2C Moorfield Lane

Scarisbrick | Ormskirk | L40 8JD

Offers over £490,000

We are pleased to present this four-bedroom detached property located in the town of Ormskirk.

The property consists of – Living Room, Diner, Kitchen, Utility/WC, Office, Four Bedrooms (one en-suite), and a Bathroom.

This property offers stylish, contemporary accommodation arranged over two floors and has been presented to a high standard with quality fixtures and fittings throughout. The property is situated fairly close to daily amenities including shops, schools, restaurants, the Ranacres and Ormskirk District Hospitals and also benefits from easy access to the A570 motorway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(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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Living Room

22'11" x 16'8"

The spacious living room is accessed from the entrance lobby and features laminate flooring and a front aspect bay window providing the room with plentiful natural light.

Diner

11'5" x 10'2"

The diner flows seamlessly from the living room and has French doors that open up to the rear garden.

Kitchen

21'3" x 11'9"

The modern kitchen is fully-fitted with white storage cupboards and built-in utilities, including a double oven and gas hob and an extractor fan. The room is finished with a tiled floor and from here it exits to the back garden through double French doors.

Utility/WC

9'10" x 4'11"

There is a utility from the kitchen fitted with a toilet and hand wash basin.

Office

13'9" x 8'6"

he office has ample storage space for office equipment and laminate flooring. (

Bedroom 1

16'0" x 11'9"

This bedroom is en-suite and is the largest of the four rooms on the first floor. The room boasts carpeted flooring and a good-sized window.

En-suite

6'2" x 4'7"

The en-suite is fully fitted with toilet, wash hand basin and shower facilities.

Bedroom 2

11'1" x 9'10"

Bedroom two is of a good-size and features carpeted flooring and a window.

Bedroom 3

11'9" x 10'5"

Bedroom three is a well-spaced room with carpeted flooring and a window.

Bedroom 4

11'1" x 9'2"

This bedroom is a large single offering carpeted flooring a good sized window.

3.00 x 2.30

9'10" x 7'6"

The bathroom is fully equipped with toilet, double hand wash basin and bath facilities.

Garden

At the front there is a large tarmac driveway offering ample of street parking. The enclosed rear garden is accessible via the diner and kitchen and features a large level lawn, a paved terraced area, a children's play area, an additional entertainment area with pizza oven (?) and an outdoor sauna.

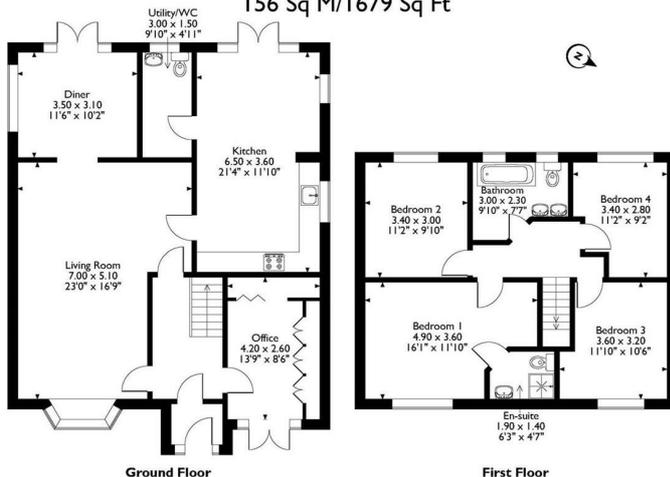
Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Moorfield Lane, Scarisbrick, Ormskirk, Lancashire

Approximate Gross Internal Area
156 Sq M / 1679 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.