



BRIGHOUSE  
WOLFF

139 Smithy Lane, Scarisbrick, Lancashire L40 8HH  
£200,000



A 2 bedroom semi-detached true bungalow with no chain delay, which is set in a much sought after semi-rural village location.

The property is located upon Smithy Lane in Scarisbrick and therefore enjoys an ever popular address whilst being ideally situated within a short drive of a variety of amenities including, retail parks at Kew & Ringtail, shops, canal & country walks to name but a few.

The property is located mid-way between the Historic market town of Ormskirk & the Victorian seaside resort of Southport which are both within easy access and offer a variety of amenities.

The accommodation, which is all situated upon one level briefly comprises; Entrance hallway, lounge, fitted kitchen, two bedrooms and family bathroom suite to the ground floor.

To the exterior are pleasant private garden areas to both front & rear - the rear being private and enclosed, whilst more than ample parking is provided by a driveway and single garage.

The property further benefits from the addition of gas central heating & double glazing throughout.

Please contact us to arrange a convenient time to view!

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

A Upvc door provides access into the hallway and all accommodation, cloaks/storage cupboard, ceiling lighting.

##### LOUNGE

14'10" x 10'2" (4.54 x 3.10)

With Upvc double glazed window to front elevation. living flame effect fire, radiator panel, television point, coved ceiling and ceiling light point.

##### KITCHEN

9'6" x 9'0" (2.92 x 2.75)

Fitted with a range of wall and base units together with contrasting work surfaces, cooker point and stainless steel sink and drainer unit. Wall mounted boiler, plumbing for washing machine, ceiling lighting, Upvc double glazed window to the rear elevation.

##### BEDROOM 1

11'1" x 10'2" (3.39 x 3.10)

Upvc double glazed window to the rear elevation, radiator panel and ceiling light point.

##### BEDROOM 2

9'10" x 9'2" (3.01 x 2.80)

Upvc double glazed window to the front elevation, radiator panel and ceiling light point.

##### BATHROOM SUITE

Fitted with a 3 piece bathroom suite comprising of panelled bath with over bath shower, low level w.c. and wash basin. Partially tiled elevations Upvc double glazed frosted window and ceiling light point.

## EXTERIOR

### GARDENS & PARKING

The property is situated on a larger than anticipated plot with gardens to the front and rear.

The front has a pleasant garden which is mainly laid to lawn with ornamental shrub and tree borders, whilst a driveway and single garage beyond provide more than ample off road parking

The rear gardens provide excellent private outdoor living space. Directly behind the main accommodation are flagged patio/seating areas, whilst the remainder of the gardens are mainly laid to lawn and fence/hedge enclosed with ornamental borders.

### MATERIAL INFORMATION

#### TENURE

Freehold

#### COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2098.76

### CONSTRUCTION

Standard

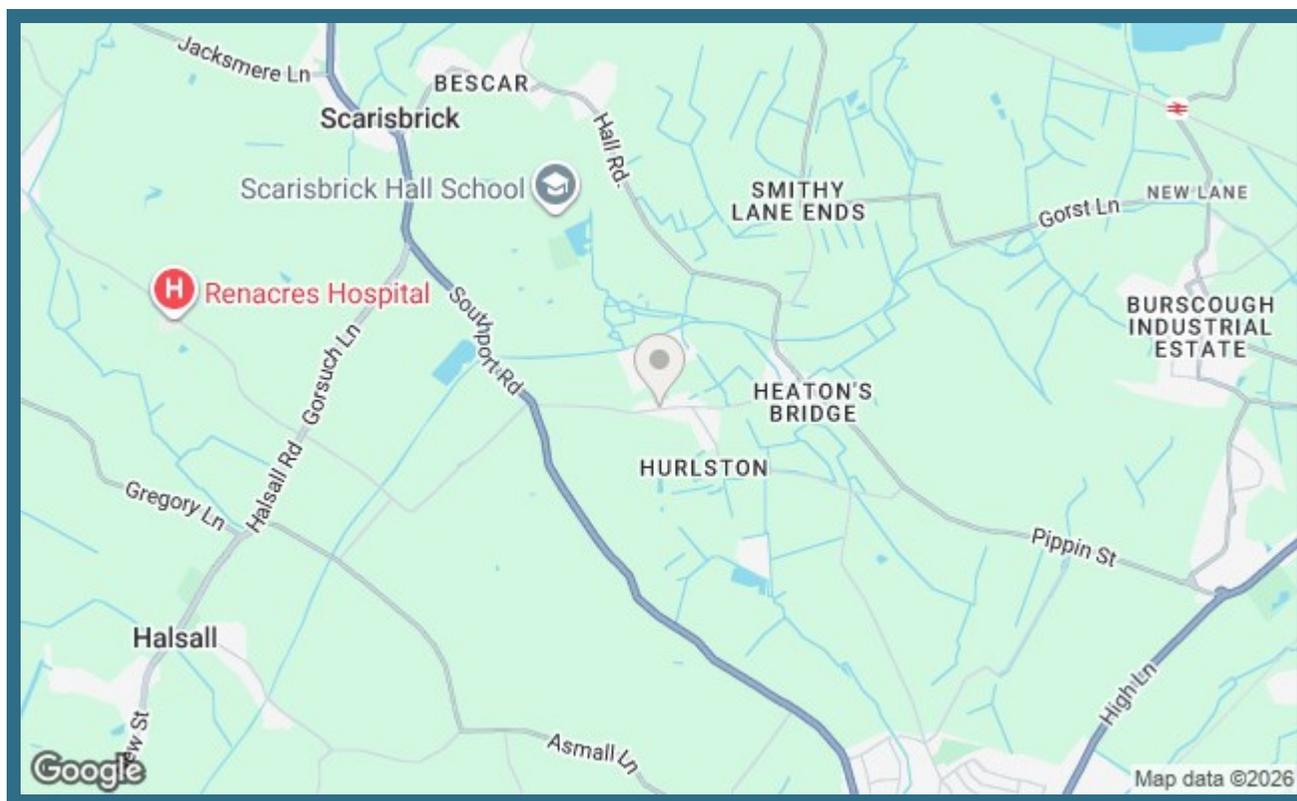
### MOBILE & BROADBAND

Mobile Signal: EE: Good outdoor & In-home. O2 & Three: Variable Outdoor. Vodaphone: Good outdoor.

Broadband: Ultrafast: Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

Information from Ofcom website.

### VIEWING BY APPOINTMENT



### Important Information

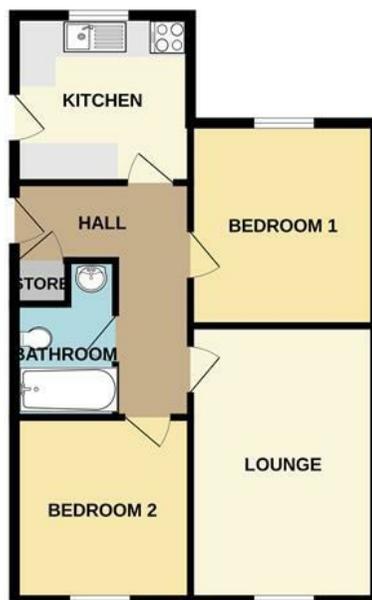
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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