



Southport Road, Ormskirk, L40

£310,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

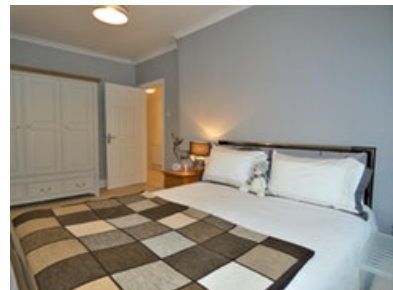
A DECEPTIVELY SPACIOUS, AND WELL-PRESENTED FAMILY HOME! - Located in Scarisbrick equidistant between Ormskirk and Southport with quick links to both, as well as being close to a handful of local amenities, you can find this detached three-bedroom bungalow. Set back from the road on a generous p

Key features:

- Three Well-Presented Double Bedrooms
- Spectacular Rear Views
- Ample Off-Road Parking
- Master En-suite Shower Room

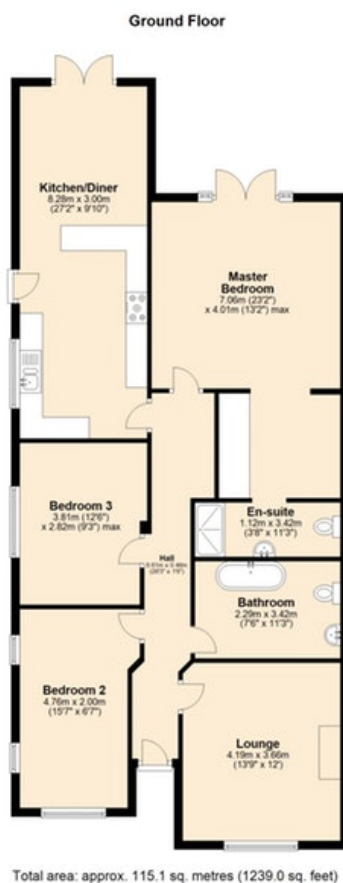
Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band D (£1840.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A DECEPTIVELY SPACIOUS, AND WELL-PRESENTED FAMILY HOME! - Located in Scarisbrick equidistant between Ormskirk and Southport with quick links to both, as well as being close to a handful of local amenities including Scarisbrick Marina, you can find this detached three-bedroom bungalow. Set back from the road on a generous plot this home boasts an enviable position looking out onto rolling green fields to the rear. We enter the property into the hallway, leading first to the front living room, with a coal-effect fireplace with wall-surround, mantelpiece and hearth. To the left at the front is the first of the three double bedrooms, with a dual aspect. Next is the fully tiled, three-piece family bathroom suite, with recessed spotlighting and a Velux window flooding the room in natural light. Next is the second double bedroom, currently being utilised as an office. To the rear you can find the spacious open plan kitchen diner, with double opening French doors to the rear leading out to the garden. The kitchen comprises a modern range of fully fitted kitchen units, to include an integrated rangemaster double oven with five-ring gas hob and hot plate, dishwasher, fridge and freezer, all with recessed spotlighting. There is an exterior door to the side leading out to the side patio. Finally to the rear is the large master bedroom, posting double opening doors to the rear offering a private and attractive green outlook from anywhere in the room. The master bedroom benefits from a dressing area with fitted sliding wardrobes, leading immediately though into the tiled en-suite shower room. Access to the loft is via integrated ladder that gives access to the fully boarded and lit roof space. To the front of the property there is a low maintenance lawn area, as well as a fully paved driveway providing off-road parking for multiple vehicles, as well as gated access to the rear. The rear garden is mainly laid to lawn with a sheltered patio area ideal for outdoor furniture and entertaining. The garden enjoys uninterrupted views of the neighbouring fields for a private and peaceful aspect. This home has been modestly improved by the current owners, is ready to live in, and available to view. Book your viewing online today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

465, Southport Road, Scarisbrick, ORMSKIRK, L40 9RF

Dwelling type: Detached bungalow	Reference number: 8599-6366-7329-9996-6913
Date of assessment: 16 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 November 2019	Total floor area: 123 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,024
Over 3 years you could save	£ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 411 over 3 years </div>
Heating	£ 2,442 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 336 over 3 years	£ 234 over 3 years	
Totals	£ 3,024	£ 2,613	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">67</td> <td style="text-align: center; font-size: 2em;">73</td> </tr> </table>	Current	Potential	67	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
67	73					

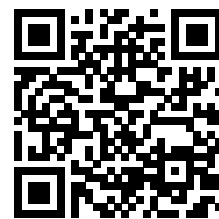
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 309
2 Solar water heating	£4,000 - £6,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 921

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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