

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £375,000

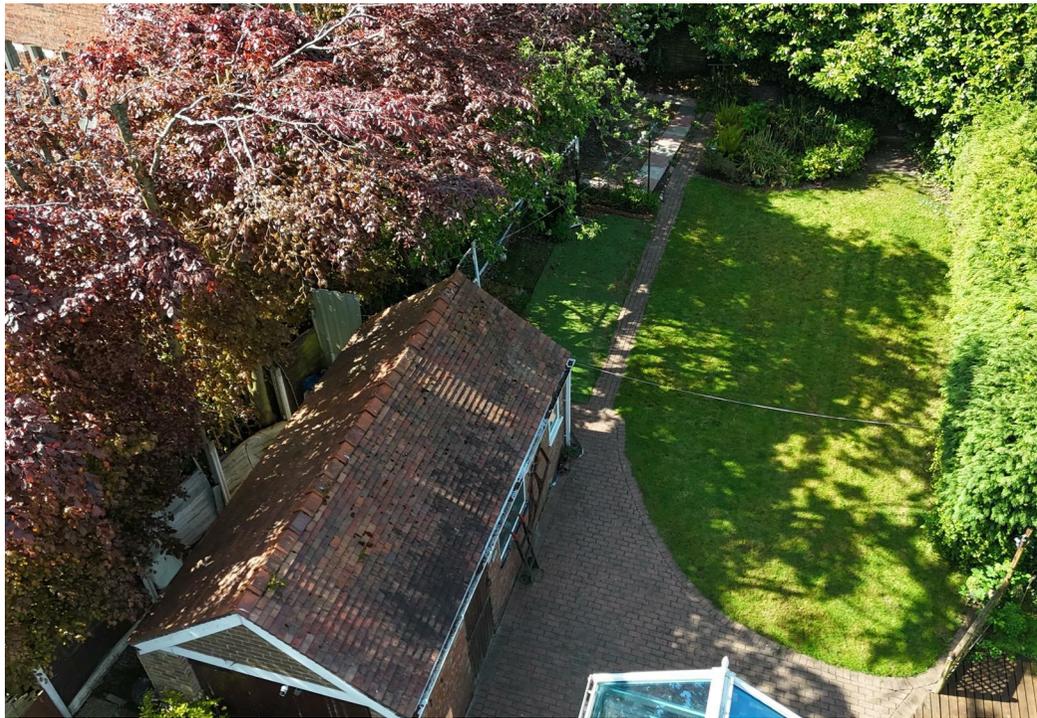
154 Southport Road, Scarisbrick, Southport, PR8 5HU



PROPERTY SUMMARY

An excellent opportunity to acquire a semi detached bungalow on substantial private mature plot. The spacious and versatile accommodation comprises entrance porch, hall, lounge, sitting room, dining room, conservatory, fitted kitchen and ground floor study. To the first floor there are three good sized bedrooms the master benefiting from en suite wc. The property benefits from gas fired central heating, double glazing and detached brick built garage with utility room. The front of the property provides off street parking for several vehicles whilst the rear provides a tranquil mature private garden area with patio and timber decking terrace. Internal inspection recommended to appreciate the extent and character of this property.





LOCAL AUTHORITY

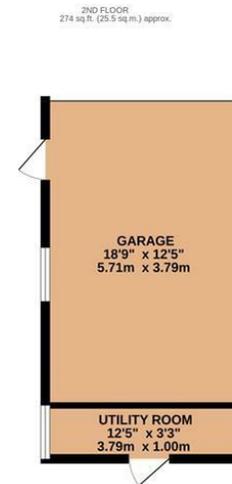
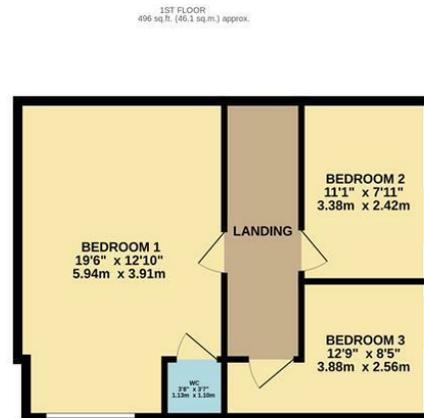
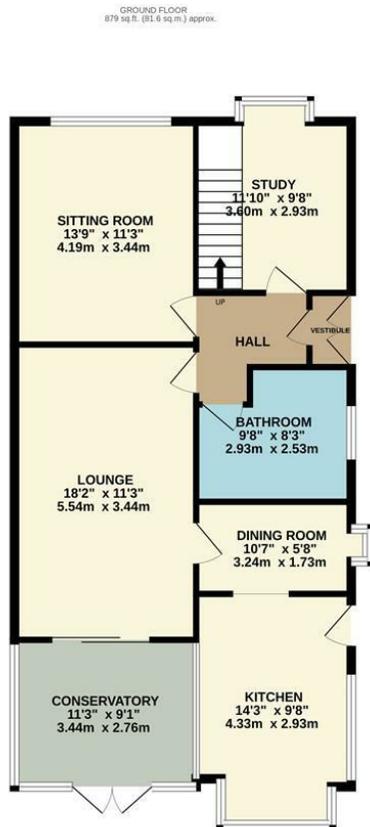
West Lancs

TENURE

Freehold

COUNCIL TAX BAND

D



THREE BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 1649 sq.ft. (153.2 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.
Made with Metropix ©2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
Edwards**

OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
info@wainwrightandedwards.co.uk