






# Ian Anthony

The Estate Agents



## Pinfold Lane, Scarisbrick, Ormskirk

Offers Over £425,000

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- DETACHED COTTAGE
- DINING ROOM
- LIVING ROOM
- SITTING ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- FRONT AND REAR GARDEN

NO UPWARD CHAIN! A delightful detached country cottage with date stone 1807 set in a desirable semi- rural location of Scarisbrick. Accommodation briefly comprises of dining room, living room, sitting room, kitchen and cloakroom. Whilst to the first floor there are 3 double bedrooms, one with an en-suite and a family bathroom. Externally the property offers a front garden with open views across to Southport, surrounded by mature trees and fields to three sides. There is ample of space for off road parking and a good-sized established garden to the rear. Viewings are highly recommended to appreciate what this family home has to offer and the great scope it has to improve.



09/10/2022, 14:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

8 Pinfold Lane Scarisbrick ORMSKIRK L40 6HR	Energy rating <b>E</b>	Valid until: 26 May 2032 Certificate number: 2655-5016-0205-6362-7204
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Property type  
Detached house

Total floor area  
119 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-performance-certificate-guidance-for-landlords>

#### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2655-5016-0205-6362-7204> 1/10

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