



**Ian Anthony**  
The Estate Agents

# Pinfold Lane, Scarisbrick, Ormskirk

Offers Over £425,000

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- DETACHED COTTAGE
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM AND EN-SUITE
- DINING ROOM
- SITTING ROOM
- THREE BEDROOMS
- 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.



06/10/2022, 14:20 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

8 Penfold Lane Scarisbrick L40 8HF L40 8HF	Energy rating <b>E</b>	Valid until: <b>26 May 2032</b>	Certificate number <b>2059-3016-0205-0362-7204</b>
<b>Property type</b> Detached house		<b>Total floor area</b> 119 square metres	
<b>Approximate total area<sup>(1)</sup></b> 1240.33 ft <sup>2</sup> 115.23 m <sup>2</sup>			
<b>On letting this property</b> Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the requirements and exemptions <a href="https://www.gov.uk/guidance/energy-criteria-rented">https://www.gov.uk/guidance/energy-criteria-rented</a>			
<b>Energy efficiency rating for this property</b> This property's current energy rating is E. It has the potential to be A. <a href="#">See how to improve this property's energy performance</a>			

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate. This energy performance plan is for illustrative purposes only.

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<https://find-energy-certificate.service.gov.uk/energy-certificate/2059-3016-0205-0362-7204>

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