



2 Parbold Close, Burscough

Ormskirk

£325,000

Parbold Close, Burscough

Located on a highly desirable cul-de-sac, this extended semi-detached home sits on a generous corner plot offering spacious and versatile family accommodation. The property comprises porch, entrance hall, lounge, modern fitted kitchen, separate living room, utility and ground floor WC. To the first floor are four well-proportioned bedrooms, with the master benefitting from a generous en-suite, alongside a family bathroom. Externally there is a front garden, wrap-around rear and side gardens, summerhouse, detached garage and private driveway providing ample off-road parking. An excellent opportunity to acquire a spacious family home in a prime residential location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi Detached House
- Corner Plot With Good Sized Garden
- Private Driveway
- Detached Garage & Summerhouse
- Four Bedrooms
- Bathroom, En-Suite & WC
- Utility Room
- Sought After Location



Entrance

Front door into porch with doors leading into living room and inner hallway. Inner hallway has door into lounge and stairs to 1st floor.

Lounge

12' 2" x 16' 1" (3.70m x 4.91m)

Bow window to front, door into kitchen and a feature fireplace.

Kitchen

15' 5" x 9' 1" (4.69m x 2.77m)

An excellent range of eye and low level units incorporating a Belfast sink, integrated fridge and freezer and dishwasher. Freestanding range style electric hob and oven with matching canopy extractor over. Two windows to the rear, door into utility and under stairs storage. Laminate flooring.

Utility Room

9' 2" x 5' 6" (2.79m x 1.68m)

Worktops, plumbed in for washing machine and boiler. Doors into WC & living room. Door into garden.

Living Room

23' 2" x 8' 11" (7.06m x 2.72m)

Bow window to front, French doors leading into rear garden and door into porch.

WC

3' 10" x 5' 7" (1.17m x 1.69m)

Two piece suite comprising vanity wash hand basin and low level WC. Tiled flooring and window to side.

Landing

Doors leading into four bedrooms, bathroom and storage cupboard. Loft access.



Bedroom One

14' 1" x 8' 11" (4.30m x 2.73m)

Window to front and built in wardrobes, cupboards, dresser and side tables. Door into En-suite.

En-Suite

9' 0" x 8' 9" (2.75m x 2.66m)

Three piece suite comprising double walk in shower with mixer shower over, vanity wash hand basin, low level WC and heated towel rail. Fully tiled and window to rear.

Bedroom Two

13' 1" x 8' 8" (3.98m x 2.63m)

Window to front and built in wardrobe.

Bedroom Three

9' 11" x 8' 8" (3.01m x 2.64m)

Window to rear and built in wardrobe. Please note this room has been staged for marketing purposes.

Bedroom Four

9' 11" x 6' 5" (3.03m x 1.95m)

Window to front.

Bathroom

6' 4" x 4' 8" (1.94m x 1.43m)

Three piece suite comprising of 'P' shaped bath with mixer shower over and screen, vanity wash hand basin, low level WC and heated towel rail. Partly tiled with window to rear.

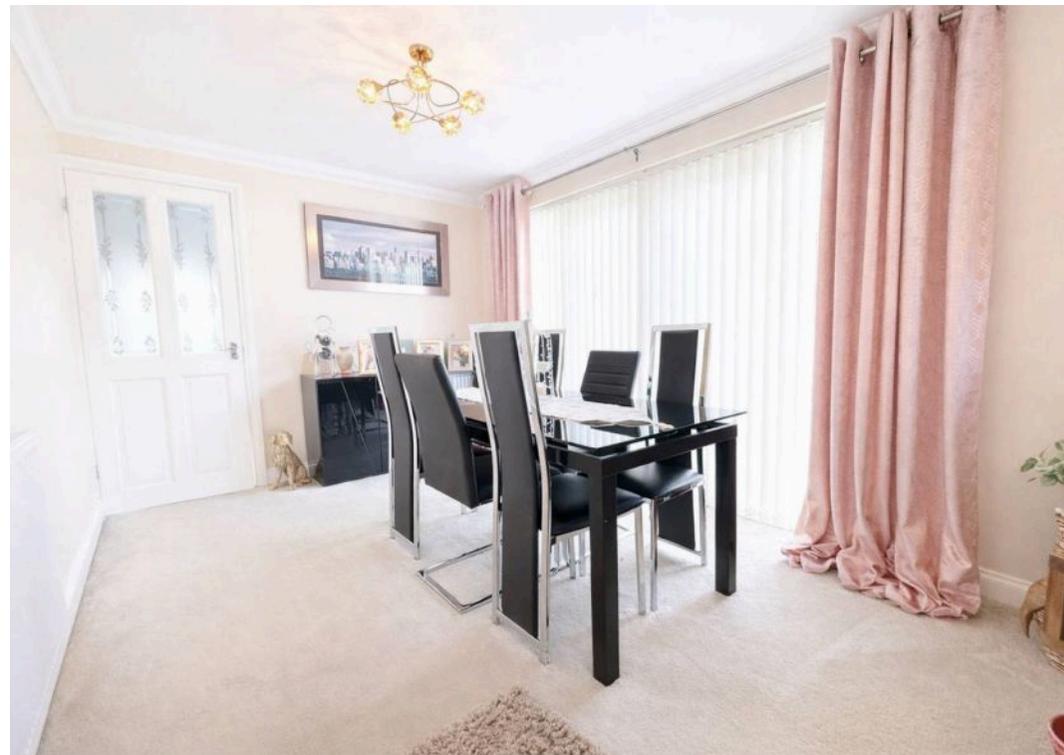
Garage - Detached single garage with up and over door to front, side door and window. Electrics within.

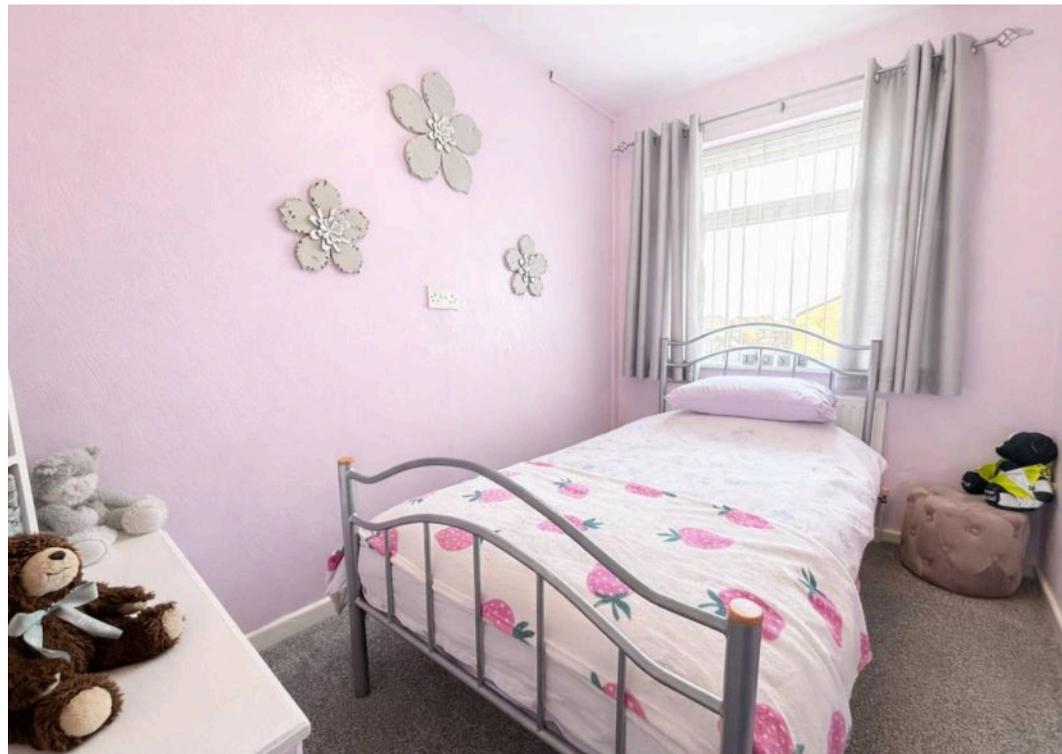
Front Garden - Pathway leading to front door with slate chipping either side.

Rear Garden - Enclosed rear garden with extended garden to side. Block paved and Astro turf grass. Raised patio, summerhouse and gate to rear onto driveway.

Driveway - Private driveway to rear for spaces for two cars with the further potential of parking to the front of house.







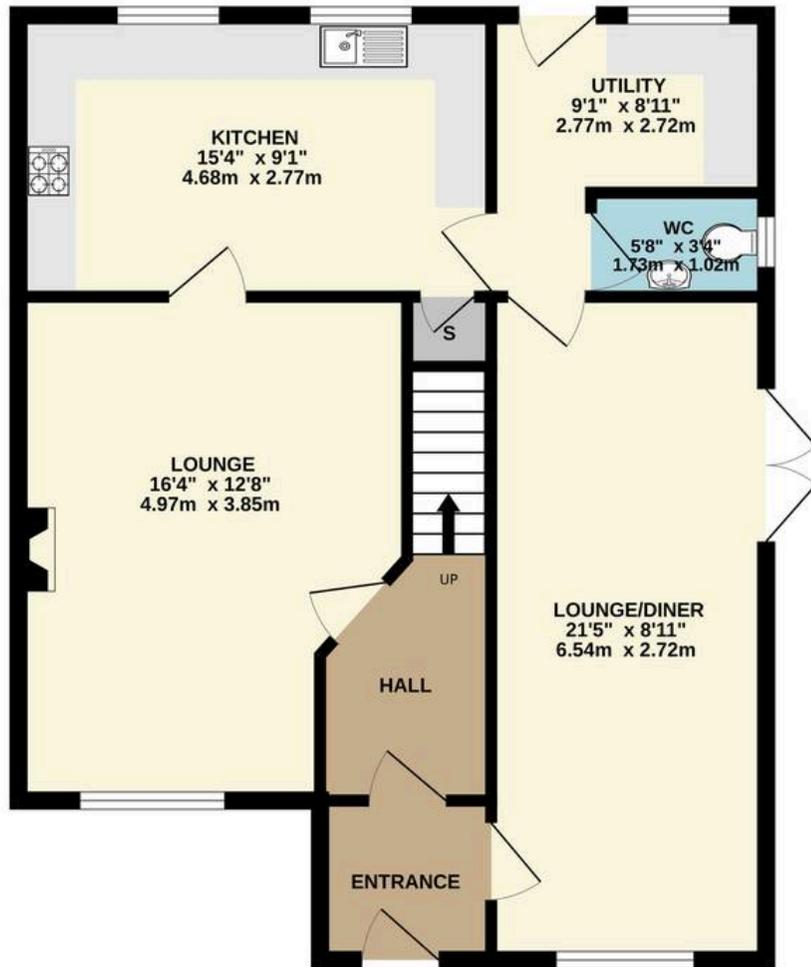




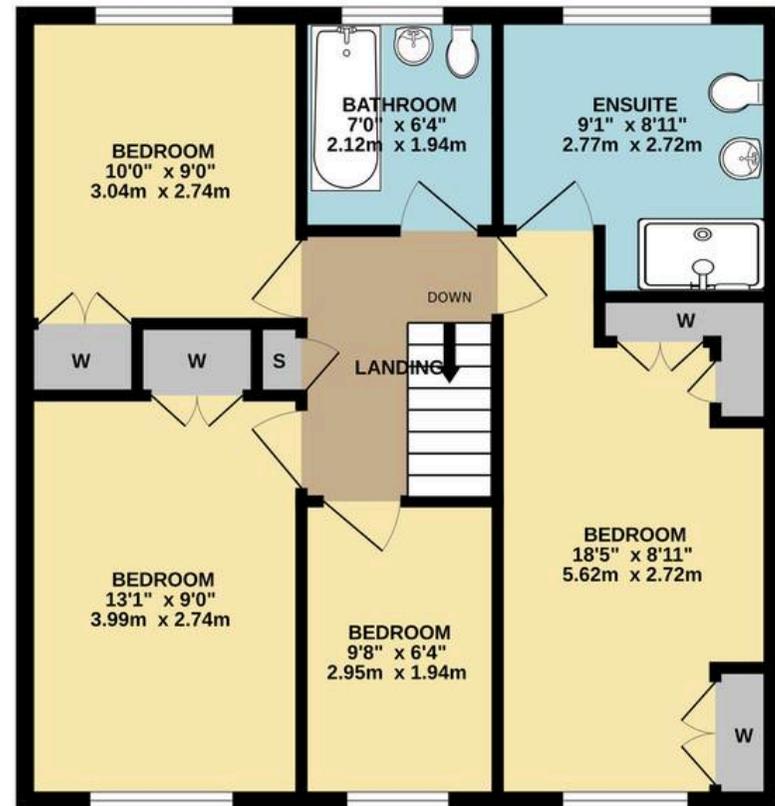
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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