



22 Gower Gardens, Burscough

Ormskirk

£225,000

Located on the sought-after cul de sac of Gower Gardens, this two bedroom semi detached true bungalow is offered to the market with no onward chain, presenting a fantastic opportunity for buyers looking to put their own stamp on a property. The accommodation comprises entrance hall, lounge, kitchen with dining area, two bedrooms and a newly fitted bathroom. Externally, the property benefits from a newly completed private driveway with lawned area, a detached garage and an enclosed rear garden. The property has undergone several improvements including a new bathroom, full rewire and general maintenance, however some updating is still required, offering excellent potential to further enhance the home. An ideal purchase for downsizers, first-time buyers or investors in a desirable residential location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi Detached Bungalow
- Two Bedrooms
- Cul-De-Sac Location
- Enclosed Rear Garden
- Detached Garage
- Driveway Recently Done
- Re Wire Completed 2023
- No Chain



Entrance Hall

Front door into hallway with doors leading to lounge, kitchen, both bedrooms and bathroom. Loft access.

Lounge

16' 6" x 10' 11" (5.03m x 3.33m)

Electric fireplace and sliding patio doors leading into rear garden.

Kitchen

10' 4" x 8' 11" (3.14m x 2.72m)

A range of eye and low level units incorporating a plastic sink and drainer unit, plumbed in for washing machine and space for fridge freezer. Window to side and door to rear leading into rear garden.

Bedroom One

14' 11" x 9' 1" (4.55m x 2.77m)

Window to front and built in wardrobes, dresser and bed side tables.

Bedroom Two

8' 11" x 8' 11" (2.73m x 2.71m)

Window to front.

Bathroom

5' 4" x 6' 4" (1.63m x 1.93m)

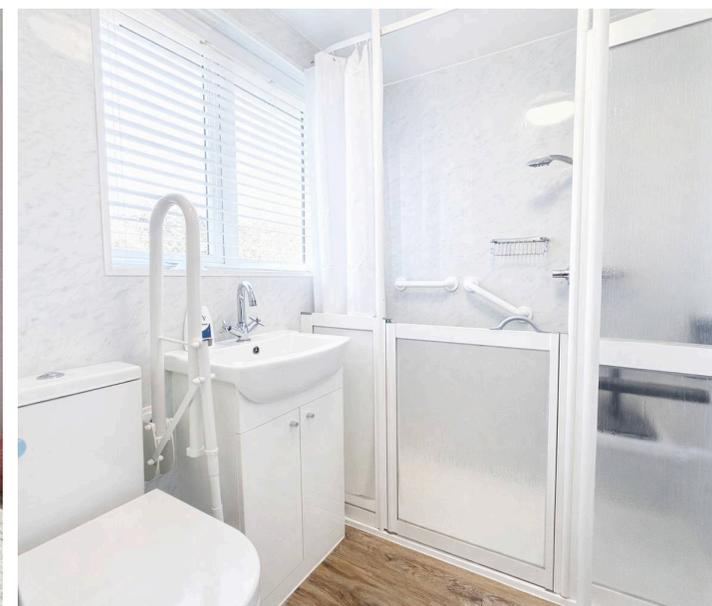
Three piece suite comprising walk in double shower, vanity wash hand basin and low level WC. Heated towel rail and laminate flooring. Window to side.

Garage

Detached garage with up and over door to front and door to side.

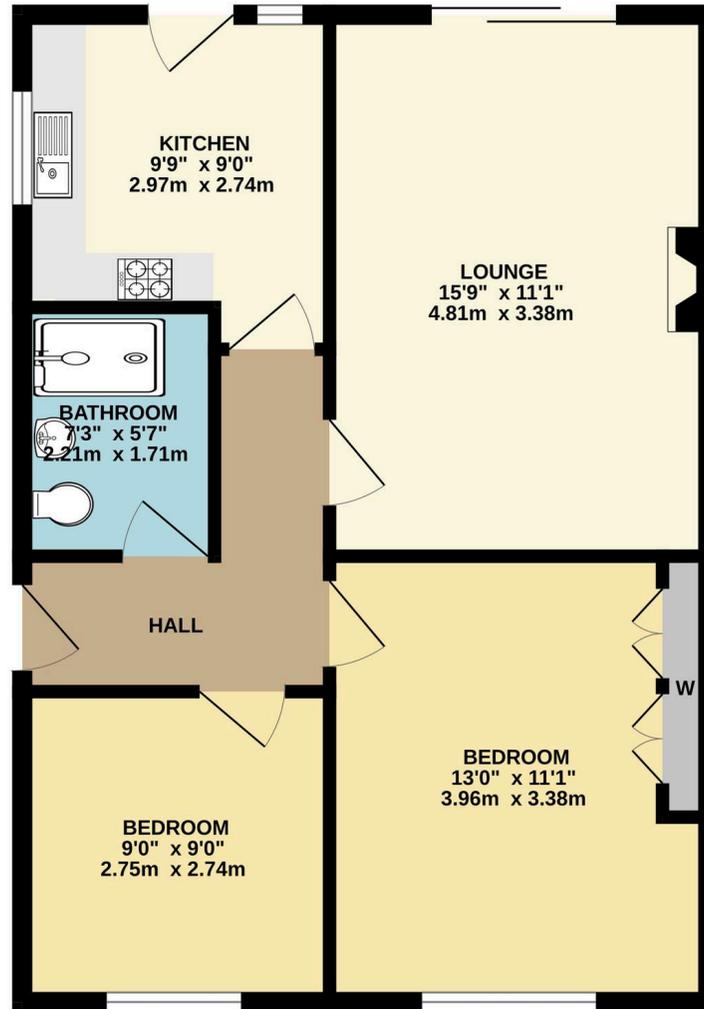
Front Garden -Private driveway to front and side with maintained lawn with planted borders.

Rear Garden -Enclosed rear garden beautifully maintained which consists of lawn, patio area, gravel area and detached garage.





GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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