



**Ian Anthony**  
The Estate Agents

**82 Liverpool Road South    Asking Price Of £254,950**  
**Burscough, Lancashire, L40 7TA**

- DETACHED CHARACTER PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY ROOM
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- EXTENSIVE GARDENS GARAGE & PARKING
- POPULAR RESIDENTIAL LOCATION



[www.iananthoniestates.co.uk](http://www.iananthoniestates.co.uk)

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## Property Description

### SUMMARY

Delightful detached property on a large plot within easy reach of Burscough town centre and all its amenities. Spacious family accommodation comprises of a bath room, two reception rooms, kitchen/diner and utility room whilst to the first floor there are three good sized bedrooms two with ensuite shower rooms. Outside there is a detached garage and driveway providing ample space for parking leading to a large rear garden with expansive lawn area, well established mature trees, shrubs and plants. Viewing is strongly recommended to appreciate what this character property has to offer.

### DOOR & ENTRANCE

Windows to side and rear aspect, door to side aspect leading to:-

### UTILITY AREA

7' 7" x 7' 7" (2.31m x 2.31m) Door to side aspect, space and plumbing for washing machine, tumble dryer, fridge freezer, wooden floor, open to:-



#### KITCHEN DINING ROOM

12' 6" x 7' 9" (3.81m x 2.36m) Window to side aspect, a range of fitted units, stainless steel sink and drainer, integrated electric oven with black glass splash back, extractor hood, gas hob, space and plumbing for washing machine, wooden flooring, dining area.

#### INNER HALLWAY

Doors to bathroom and kitchen.

#### GROUND FLOOR BATHROOM

Window to side aspect, bath, WC, washbasin.

#### RECEPTION ROOM ONE

13' 2" x 12' 4" (4.01m x 3.76m) French doors to rear aspect, window to front aspect, brick fire place with wooden mantel housing log burner, wooden floor, door to:-

#### RECEPTION ROOM TWO

13' 5" x 13' 2" (4.09m x 4.01m) Windows to front and rear aspect, brick fireplace with wooden mantel housing log burner, wooden floor, stairs to first floor.

#### FIRST FLOOR

#### BEDROOM ONE

13' 7" x 12' 11" (4.14m x 3.94m) Window to front aspect, feature exposed beams.



#### BEDROOM TWO

13' 10" x 12' 8" (4.22m x 3.86m) Two windows to side aspect, feature exposed beams, built in storage cupboard, door to:-

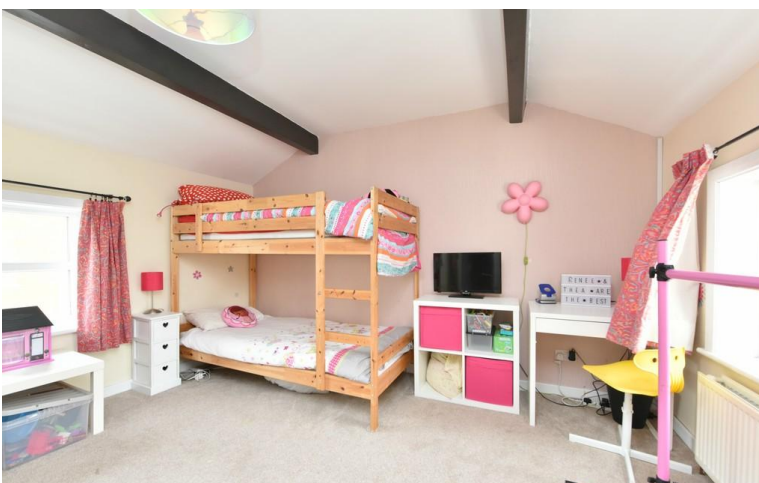


#### EN-SUITE

Window to side aspect, shower cubicle, WC, washbasin, part tiled walls.

#### BEDROOM THREE

13' 10" x 10' 3" (4.22m x 3.12m) Window to front aspect, feature exposed beams, storage area, door to:-



#### EN-SUITE

Double shower enclosure, washbasin, WC, part tiled walls.

#### OUTSIDE

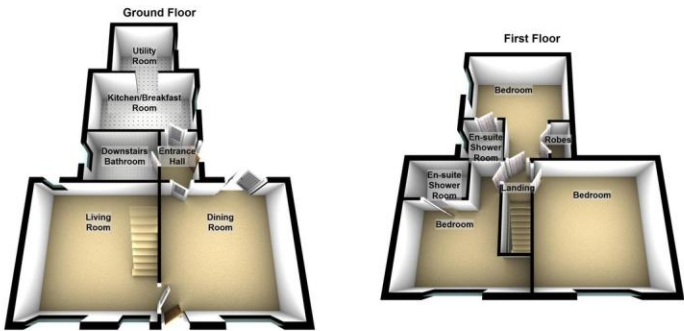
#### EXTENSIVE GARDEN PLOT

Private fenced rear and side garden, Indian stone patio area, further paved areas, large lawn area.

#### DETACHED GARAGE

Detached garage with new roof, up and over door.





The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

### ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

### LOCAL AUTHORITY

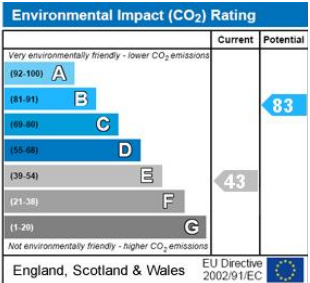
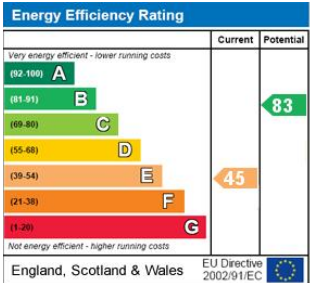
West Lancashire Borough Council, Council Tax - Band D  
Leasehold 999 year lease

### SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### VIEWINGS

Viewing strictly by appointment through the Agents.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.