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The Estate Agents

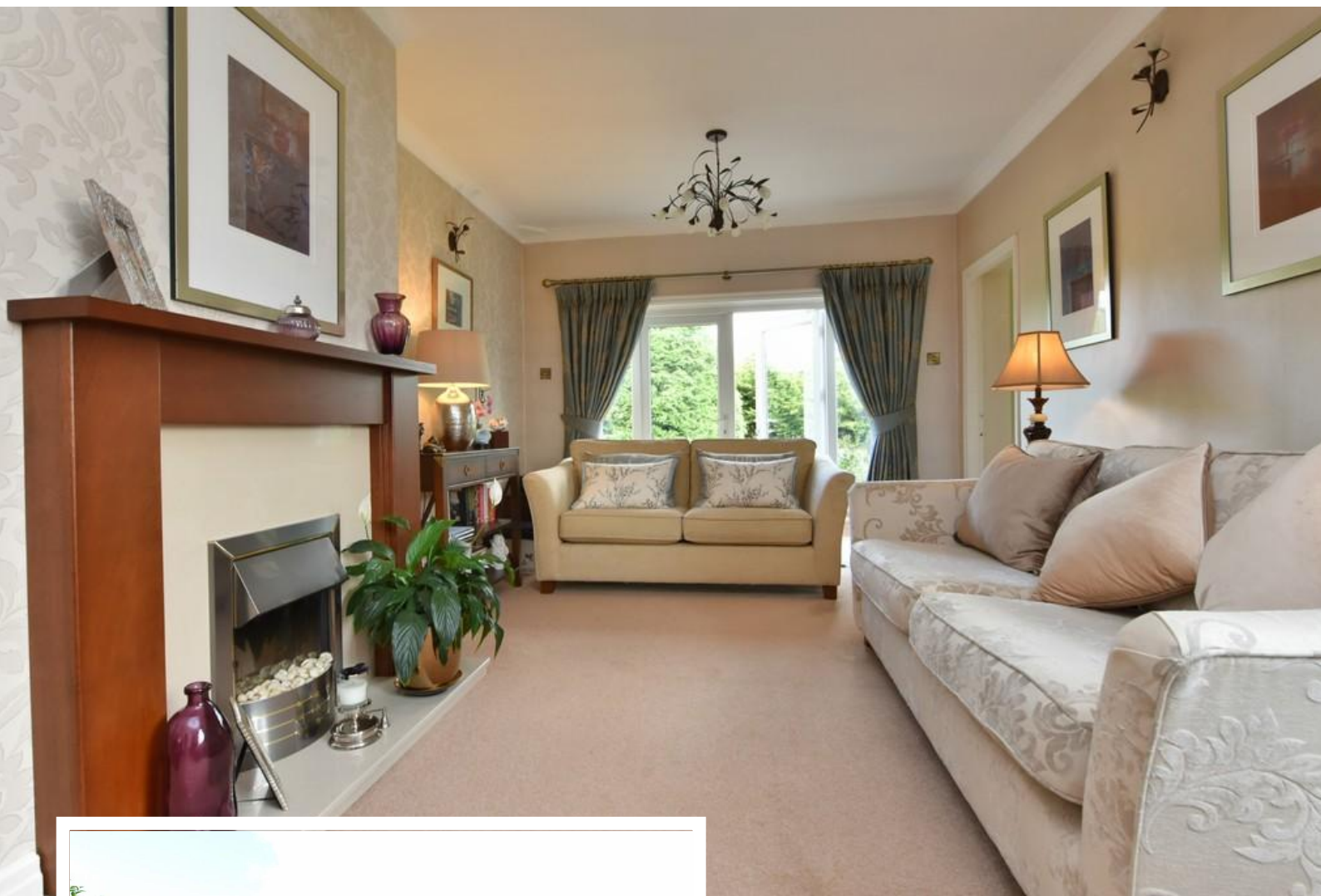
27 Liverpool Road South Asking Price Of £259,950
Burscough, Lancashire, L40 7SU

- SEMI DETACHED COTTAGE
- LOUNGE, DINING ROOM
- KITCHEN / DINER
- BEDROOM TO GROUND FLOOR
- SHOWER ROOM TO GROUND FLOOR
- FURTHER TWO BEDROOMS ONE WITH DRESSING ROOM
- FAMILY BATHROOM
- GARAGE & LARGE GARDENS



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Property Description

SUMMARY

A delightful well presented semi detached.

Accommodation comprises a lounge, kitchen/diner, dining room bedroom 2 and downstairs shower room whilst to the first floor there are a further two bedrooms one with dressing room. Outside there is a large driveway with gravel border to the front and a private attractive garden to the rear along with attached garage and utility area.

Viewing is essential to appreciate the charm and character of this lovely cottage.

FRONT DOOR

Part glazed door with window to side.

ENTRANCE HALL

15' 9" x 9' (4.8m x 2.74m) Window to front and side aspect, storage cupboard, stairs to first floor, laminate floor.

SHOWER ROOM

Window to side aspect, walk in shower enclosure with screen, washbasin, WC, heated towel radiator, tiled walls.



DINING ROOM

14' x 11' 4" (4.27m x 3.45m) Bay window to front aspect, laminate floor.

LOUNGE

22' 8" x 11' 2" (6.91m x 3.4m) French doors with glazed side panels to rear aspect, window to side aspect, electric fire with wooden surround and marble insert.

KITCHEN/DINER

14' 5" x 10' 10" (4.39m x 3.3m) Window to front and rear aspect, a range of cottage style in frame units, 1.5 bowl ceramic sink, butchers block work tops, integrated fridge/freezer, dishwasher, gas Rangemaster oven with 5 ring burners and tiled splash back, tiled floor, loft access, door to garage with utility area.



BEDROOM 2

13' 1" x 10' (3.99m x 3.05m) Window to rear aspect.

FIRST FLOOR

BEDROOM 1

11' 4" x 9' 3" (3.45m x 2.82m) Window to rear aspect, open to:-

DRESSING ROOM

12' 1" into bay x 11' 4" (3.68m x 3.45m) Bay window to front aspect.



BEDROOM 3

8' 10" x 6' 10" (2.69m x 2.08m) Window rear aspect, built in cupboards.

BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m) Window to side aspect, WC, washbasin, bath with shower over and screen, heated towel radiator, tiled walls.

OUTSIDE

FRONT GARDEN

Hedge to front aspect, large driveway providing ample parking, gravel flower border.

ATTACHED GARAGE / UTILITY AREA

Up and over electric door to front aspect, window and part glazed door to rear aspect. Power and lights, water taps to front and rear. Utility area with space and plumbing for washing machine and space for tumble dryer, stainless steel sink and unit.

REAR GARDEN

Extensive private rear garden with paved patio area, large lawn area, mature well stocked borders.





ADDITIONAL INFORMATION

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

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C

SERVICES (NOT TESTED)

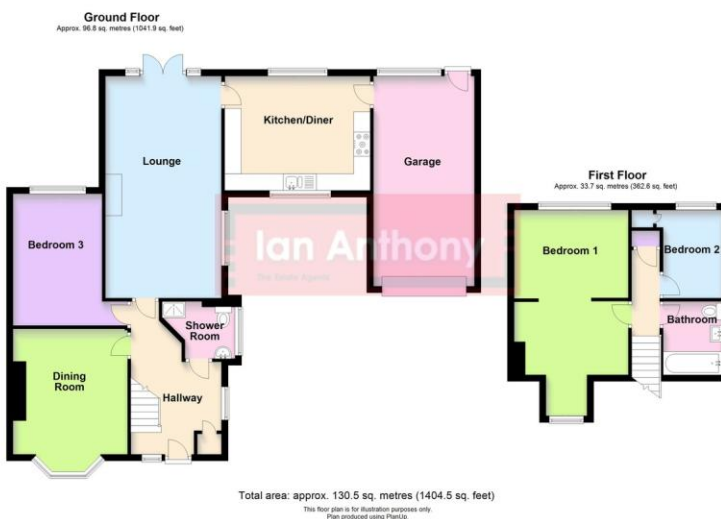
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

VIEWING

Viewing strictly by appointment through the Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	78
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	44	75
EU Directive 2002/91/EC		
England, Scotland & Wales		



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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 are 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