



**Ian Anthony**  
The Estate Agents

# High Grove Park, Burscough, Lancashire

Offers Over £280,000

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- THREE STOREY SEMI-DETACHED
- KITCHEN/ DINER
- MASTER WITH EN-SUITE
- FAMILY BATHROOM
- DRIVEWAY PARKING
- WELL PRESENTED
- LIVING ROOM
- TWO FURTHER BEDROOMS
- FRONT & REAR GARDENS
- GOOD LOCATION

Well presented modern, semi detached property situated in a popular residential area convenient for both Ormskirk and Burscough town center's and all their associated amenities. Accommodation is split over three levels with the ground floor comprising a living room, cloakroom, modern kitchen/diner; and the first floor having two bedrooms and a family bathroom. On the 2nd floor and the top level there is a master bedroom complete with a range of fitted wardrobes and a En-suite shower room. Outside there is beautifully finished gardens to both the front and rear with a long tarmac driveway running along the side and allowing brilliant parking availability. Accommodation is modern and tastefully decorated with an early viewing highly recommended to not miss out.



### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient – lower running costs</b>		
(92 plus) <b>A</b>	96	
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient – higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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