



**Ian Anthony**  
The Estate Agents

Lodge View Crescent, Burscough, L40 7AH

Guide Price £315,000

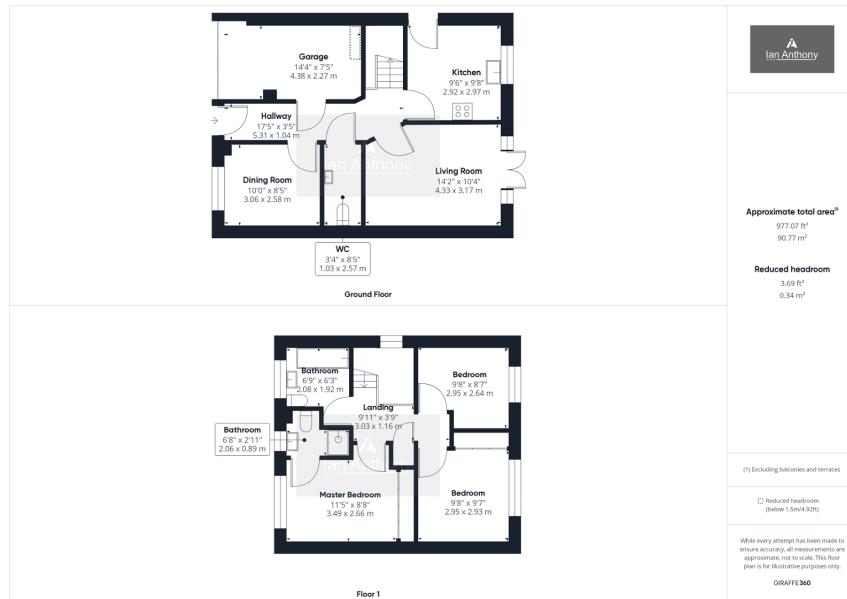
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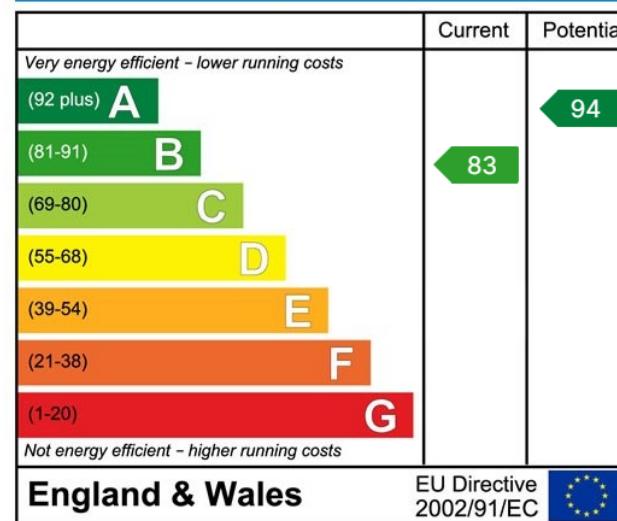
- NO UPWARD CHAIN
- LIVING ROOM
- KITCHEN
- TWO FURTHER BEDROOMS
- DRIVEWAY & SINGLE GARAGE
- DETACHED PROPERTY
- DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- GARDENS FRONT & REAR
- CONVENIENT FOR ORMSKIRK TOWN CENTRE



Immaculately presented three bedroom detached property situated on Lodge View Crescent, set within the popular new estate of High Grove Park, Burscough. In brief the accommodation to the ground floor comprises of an entrance hall, living room, dining room and kitchen. Whilst to the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom. Externally there are low-maintenance gardens to the front and rear. The property also benefits from a detached single garage and tarmac driveway providing off road parking. The property location allows easy and close access to both Burscough and Ormskirk Town centre and both of their associated amenities. Early viewings are highly recommend to appreciate what this property has to offer.



### Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.