

## Ian Anthony The Estate Agents

## Vicarage Gardens, Burscough, Ormskirk, L40 7UU

Guide Price £315,000









- MODERN DETACHED PROPERTY
- CONSERVATORY
- CLOAKROOM
- FAMILY BATHROOM & ENSUITE

- LIVING ROOM, DINING ROOM
- KITCHEN / BREAKFAST ROOM
- FOUR BEDROOMS
- GARAGE & GARDENS TO FRONT & REAR

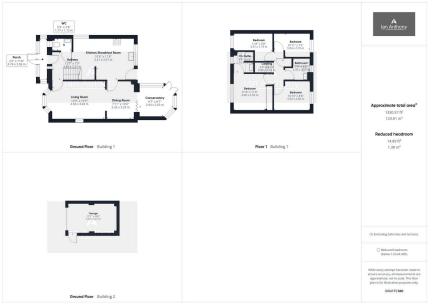








Presenting a modern four-bedroom detached property nestled in the sought-after area of Vicarage Gardens, Burscough. The ground floor boasts an inviting entrance porch, a spacious living room, a dining room, and an open-plan kitchen/breakfast room, along with a convenient cloakroom. Ascending to the first floor, you'll find a master bedroom with an en-suite, three additional bedrooms, and a family bathroom, offering ample space for comfortable living arrangements. Externally, the property features a paved pathway and gravel borders to the front, complemented by a tarmac driveway leading to a detached garage, providing convenient parking solutions. The rear of the property boasts a south-facing garden, featuring a charming rockery border, a well-maintained lawn, and a paved patio, offering the perfect space for outdoor relaxation and entertainment. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.





		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80)		70	
(55-68)			
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			

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