

# Ian Anthony

## The Estate Agents

Liverpool Road South, Burscough, L40 7SU

Guide Price £199,995

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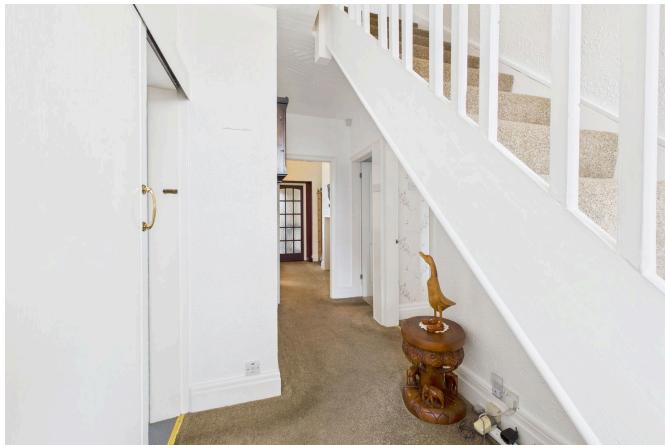


- NO UPWARD CHAIN
- SEMI-DETACHED DORMER BUNGALOW
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS BEDROOM
- WET ROOM
- FURTHER BEDROOM AND STORE ROOM
- FRONT & REAR GARDEN
- GARAGE & OFF ROAD PARKING

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.

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Situated in a sought-after residential location close to shops, bars, restaurants, schools and transport links, this well-presented three-bedroom semi-detached bungalow offers versatile living space across two floors. The ground floor comprises a bright bay-fronted living room with feature fireplace, dining room, fitted kitchen with patio doors to the garden, a ground floor bedroom and a modern wet-room. Upstairs offers a spacious bedroom with dressing area, plus an additional versatile room. Externally, the property benefits from a driveway, detached garage, attractive front garden and a private enclosed rear garden with lawn and patio area. Ideal for a range of buyers seeking flexible accommodation in a popular location.

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