



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Red Cat Lane

Ormskirk, L40 0RD

**Offers In Excess Of £500,000**

Flexi Agent are delighted to present this beautifully presented traditional featured four bedroom detached property to the open market. Located in the heart of Burscough Village offering a peaceful & natural scenery, as well as a short distance from local amenities, shops & transport links.

The property briefly comprises of; well presented entrance porch, hallway, front lounge, rear kitchen diner leading to the courtyard garden with storage & large range cooker, spacious living room, rear family room with bifold doors opening up to the rear & garage access, utility room & shower room.

The first floor briefly comprises of; four bedrooms, shower room & bathroom.

Externally the property offers a set back front driveway parking & double garage to the front along with a landscaped front garden and to the rear offers a welcoming courtyard garden, with various entertainment seating areas.

Viewings are highly recommended to really appreciate this property.

Leasehold: Peppercorn ground rent  
Council tax band G  
EPC C

- Four bedrooms
- Detached, circa 2116 sqft
- Heart of Burscough Village
- Front lounge & living room
- Spacious kitchen diner
- Living room with bifold doors
- Two shower rooms & bathroom
- Double garage & driveway parking
- Courtyard garden
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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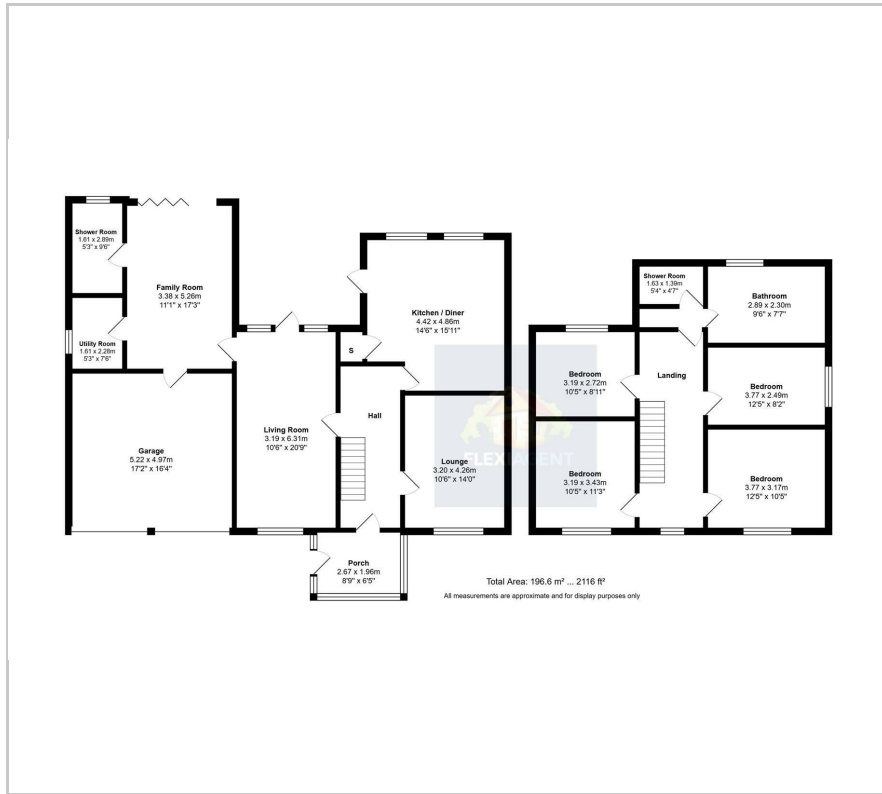


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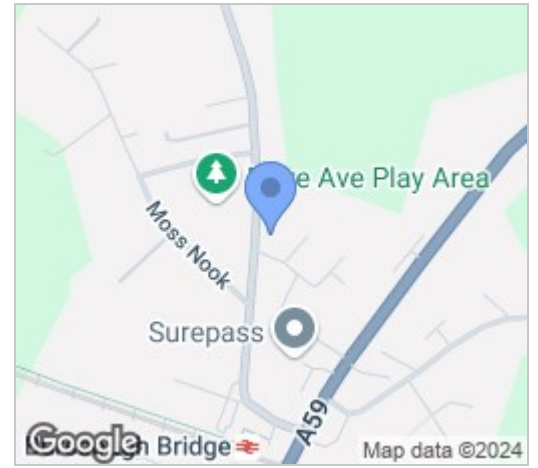


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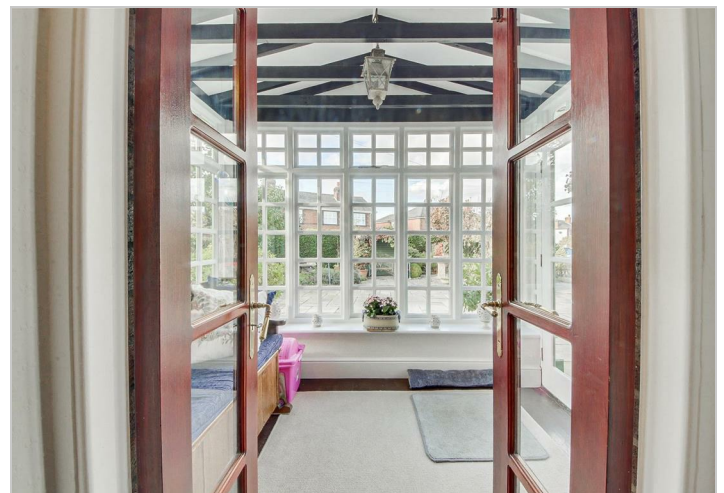
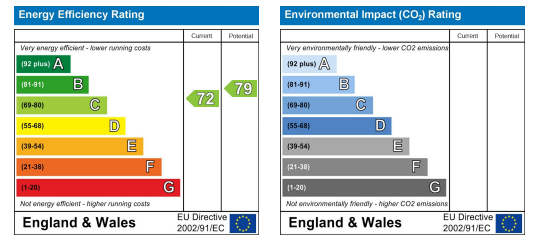
## Floor Plan



## Area Map



## Energy Efficiency Graph



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