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BRIGHOUSE  
WOLFF

**53 Hesketh Road, Burscough Nr Ormskirk, Lancashire L40 7SG**  
**Reduced To £149,950**





53 Hesketh Road, Burscough Nr Ormskirk, Lancashire L40 7SG

A Two bedroom semi-detached house which is set in an ever popular location, with the added benefit of having no further chain delay.

The accommodation briefly comprises; Entrance hallway, lounge, kitchen & large pantry/storage room to the ground floor. To the first floor are two well proportioned bedrooms and family shower suite, whilst to the exterior are generous private gardens to the front & rear along with off road parking. Further benefits include the addition of central heating & double glazing.

Situated upon Hesketh Road in sought after Burscough village, the property is ideally situated within close proximity of both the villages' Railway stations which provide direct access into Liverpool, Preston, Manchester & Southport. The bustling village centre with its variety of shops, supermarkets, restaurants, bistro's and bars is also situated within easy access, as are Ringtail Retail Park, Burscough Wharf and country and canal side walks.

The A59 and M58 both of which provide excellent transport links are located close by, whilst Edge Hill University, Ormskirk & Southport Hospitals and a wide variety of other amenities are situated locally.

Please contact us today on 01695 580801 to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

A composite front door provides the principal access into the property. Stairs lead to the first floor, whilst internal doors lead into the lounge & kitchen. Ceiling lighting.

#### LOUNGE

15'10" x 10'5" (4.85 x 3.18)

With Upvc framed windows to both front & rear creating a light and airy main reception room. Radiator panels, gas fire, picture rail, tv point & ceiling lighting.

#### KITCHEN

12'8" x 8'2" (3.87 x 2.50)

Upvc framed window and rear door, storage cupboards, stainless steel sink and drainer unit, cooker point, ceiling lighting, radiator panel & breakfast bar.

#### PANTRY/UTILITY

7'6" x 6'1" (2.30 x 1.86)

Upvc framed window to the front elevation, ceiling lighting, sliding door leading from the main kitchen area.

#### REAR PORCH

Rear door leading into the garden areas beyond.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead into the landing area which provides access to all first floor accommodation. Double glazed window to the rear elevation, airing/linen cupboard, ceiling light point.

#### BEDROOM 1

15'8" x 10'4" max (4.80 x 3.16 max)

Windows to the front & rear elevations, radiator panel & ceiling light point.

## BEDROOM 2

12'11" max x 10'0" (3.94 max x 3.06)

Window to the front elevation, radiator panel & ceiling light point.

## SHOWER SUITE

6'1" x 5'6" (1.87 x 1.70)

Fitted with a three piece shower suite comprising; corner shower cubicle with overhead shower and shower screens, low level wc & wash basin, double glazed frosted window, ceiling light point.

## EXTERIOR

### FRONT

A flagged shared drive leads to a single garage. The front garden area is hedge enclosed and mainly golden gravelled for low maintenance.

### REAR

The rear gardens are mainly laid to lawn and hedge enclosed with shrub and tree borders.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

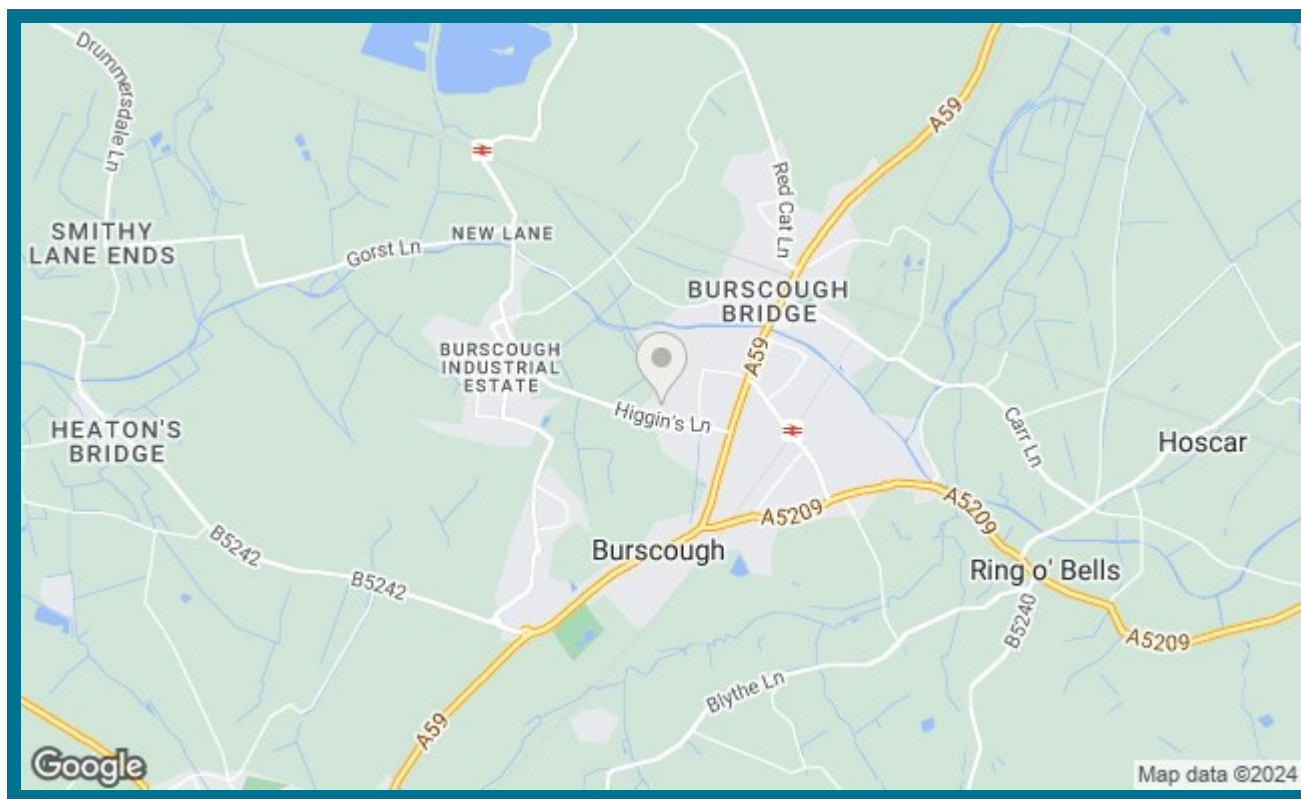
### COUNCIL TAX BAND

As per West Lancs Council Website 2023/24

Band: B

Charge: £1689.67

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



