



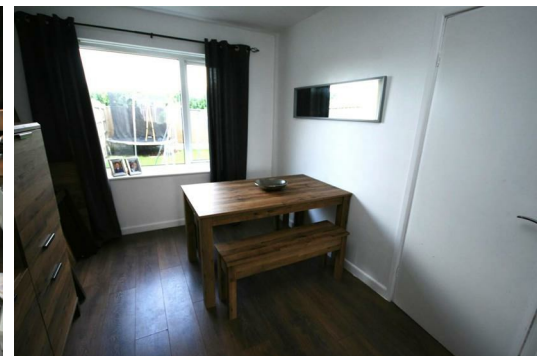
A refurbished 3 bedroom semi-detached family home which is situated in a much sought after location with gardens to the front and rear elevations.

At the time of marketing, refurbishment works are ongoing, including the installation of a newly fitted kitchen and bathroom, floorcoverings and décor.

The home is situated in a quiet cul-de-sac and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops. The property is a brisk walk or short drive from both of the village's railway stations which provide direct access into Liverpool & Manchester City Centre's, whilst access to the Motorway Network M58 is located at nearby Bickerstaffe. The village centre with a variety of supermarkets, shops, restaurants and bars is also situated within a short distance, as are Edge Hill University and Ormskirk Hospital which are both located locally.

The accommodation, briefly comprises; Entrance hallway, lounge, dining room and modern fitted kitchen with appliances to the ground floor. To the first floor are 3 bedrooms & modern bathroom suite, whilst to the exterior are well maintained garden areas to the front and rear - The rear directly adjacent to surrounding fields - with off road parking provided by driveway.

Further benefits include but are not limited to gas central heating & double glazing throughout.



£1,250 Per Calendar Month

3 Willow Crescent, BURSCOUGH, Lancashire L40 0SU

ACCOMMODATION

GROUND FLOOR

HALLWAY

LOUNGE

DINING ROOM

MODERN FITTED KITCHEN

FIRST FLOOR

STAIRS & LANDING

BEDROOM 1

BEDROOM 2

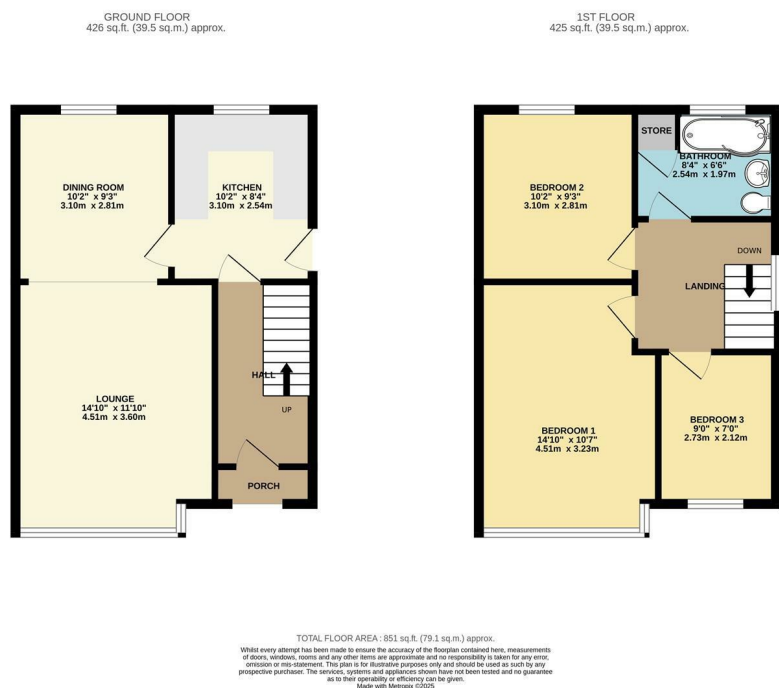
BEDROOM 3

BATHROOM

EXTERIOR

GARDENS TO THE FRONT & REAR

DRIVEWAY PARKING



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.



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