



Derby Way | | Burscough | L40 7AR

50% Shared Ownership £125,000

FAULKNER MADDEN

FM Residential | SO Moves

Key features

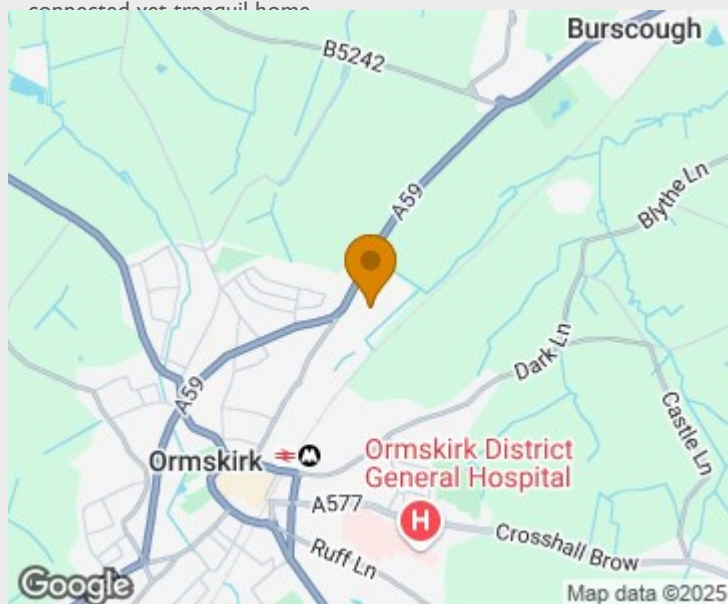
- 3 Bedroom Semi Detached
- Sunny South West Facing Rear Patio Garden
- Conservatory
- Driveway for 2 Cars
- EV Charging Point
- Monthly Rent £318.86
- Monthly Estate Charge £11.28
- Monthly Building Insurance £9.24
- Monthly Lease Management Fee £24.95
- Total Monthly Cost Before Mortgage £364.33

Description

Nestled in the charming village of Burscough, this modern three-bedroom home on Derby Way offers a perfect blend of comfort and convenience. Built in 2018 and spanning 1,009 sq. ft., the property boasts a well-designed layout, featuring a welcoming reception room that flows into a bright conservatory—ideal for enjoying natural light and views of the south-west-facing patio garden. The front garden, with its neatly maintained lawn, enhances the home's kerb appeal.

With two bathrooms and parking for two vehicles, this home caters to both families and professionals. Burscough offers the best of both worlds—peaceful countryside living with excellent transport links. The A59 provides easy access to Ormskirk and Preston, while the nearby M58 connects swiftly to Liverpool. Two railway stations offer direct services to Wigan, Manchester Victoria, and Southport, with regular bus routes further enhancing connectivity.

Families will appreciate the area's well-rated schools, including Burscough Village Primary School and Burscough Priory Academy. With modern living, excellent amenities, and a strong sense of community, this property presents an ideal opportunity for those seeking a well-connected yet tranquil home.



Shared Ownership Eligibility Criteria

To qualify for a Shared Ownership home, you must:

Be at least 18 years old.

Have an annual household income below £80,000 (outside London) or £90,000 (in London).

Not own another home or be in the process of selling one.

Be unable to afford a suitable home on the open market.

Not be in mortgage or rent arrears.

Have a good credit history and be able to afford the regular payments and costs involved.

Heylo Housing Application Requirements

When applying to Heylo Housing, you must provide:

A Budget Planner completed by an Independent Financial Advisor (IFA).

Photo ID (passport, driving licence, or national ID) for all applicants.

A recent utility bill, bank, or credit card statement (dated within the last 3 months) for all applicants.

3 months of payslips.

3 months of bank statements.

Proof of deposit funds.

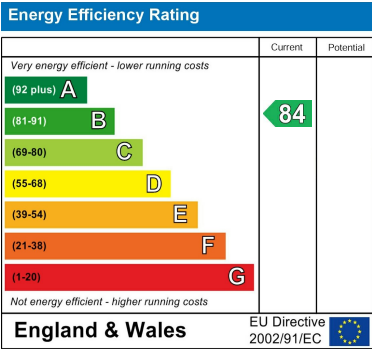
A mortgage decision in principle or a completed Independent Mortgage Advisor (IMA) form.

Permission for Heylo Housing to run a hard credit search on your file.



Derby Way, Burscough, Ormskirk, L40

Approximate Area = 1009 sq ft / 93.7 sq m
Outbuilding = 133 sq ft / 12.3 sq m
Total = 1142 sq ft / 106 sq m
For identification only - Not to scale



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