



53 Hesketh Road, Burscough

Ormskirk

£165,000

# 53 Hesketh Road

Burscough, Ormskirk

Two-bedroom semi in popular Burscough village. Bright lounge, kitchen with scope to extend, two doubles, bathroom, garden, parking. Ideal for first-time buyers or investors. Needs updating. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two-bedroom semi-detached property
- Early viewing highly recommended
- Popular Hesketh Road location in Burscough
- Spacious dual-aspect lounge
- Two generous double bedrooms







**Approximate total area<sup>(1)</sup>**

677 ft<sup>2</sup>  
62.9 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## IAN ANTHONY

5 Burscough Street, Ormskirk - L39 2EG

01695580888

[enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk)

[iananthonyestates.co.uk/](http://iananthonyestates.co.uk/)

