



**Ian Anthony**  
The Estate Agents

High Grove Park, Burscough, Ormskirk, L40 7AD

£280,000

 3  2  1



- Double aspect Lounge
- Spacious, Light-Filled Living Spaces
- Luxury Bathrooms
- Extended Garden with Pergola & Garden Office
- Hallway with W.C Cloakroom
- Double aspect Kitchen/Diner
- Three Bedrooms with Built-In Wardrobes
- Fully Boarded Loft Space
- Driveway Parking
- Double aspect Lounge





This beautifully presented three-bedroom home is tucked in a quiet corner of a desirable development, offering light-filled living spaces and thoughtful upgrades throughout. The high-spec kitchen features under-unit lighting, extended work surfaces, built-in seating, and integrated appliances including a new tumble dryer. Upstairs, all bedrooms have fitted wardrobes with mirrored doors, complemented by premium tiled bathrooms and a fully boarded attic for storage.

The garden has been extended and includes a pergola, lighting, raised beds, mature shrubs, and a garden office included in the sale. Perfect for families or first-time buyers, the property benefits from included furniture and curtains, a child- and pet-friendly setting, and a 20-minute walk into town. Quiet, semi-private, and low-maintenance, this home blends style, comfort,

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(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	