

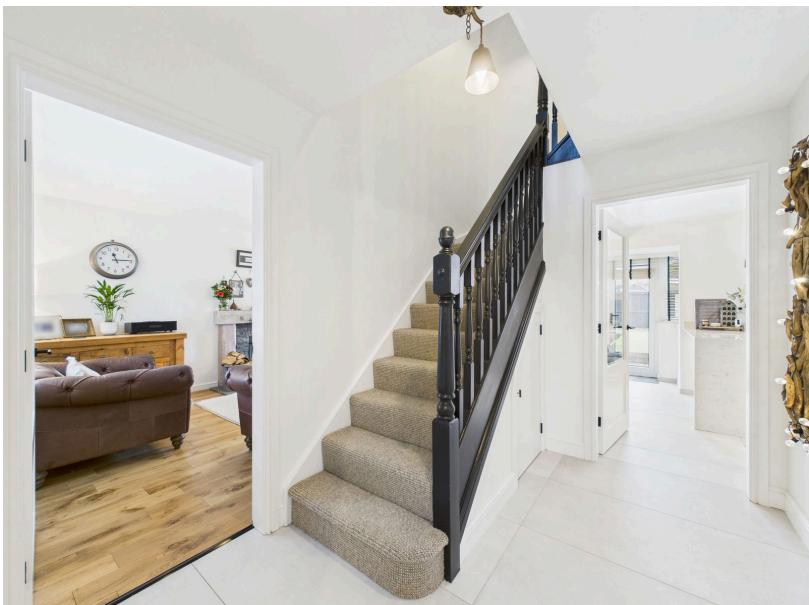


**Ian Anthony**  
The Estate Agents

Delph Drive, Burscough, Lathom, L40 5BD

Guide Price £450,000

4 2 2



- FOUR BEDROOM DETACHED HOME
- FINISHED TO A HIGH STANDARD THROUGHOUT
- SPACIOUS LIVING ROOM
- MAIN BEDROOM WITH EN-SUITE AND DRESSING AREA
- LANDSCAPED REAR GARDEN
- SOUGHT-AFTER LOCATION CLOSE TO THE CANAL
- MULTI-CAR DRIVEWAY
- MODERN KITCHEN WITH DINING SPACE
- FLEXIBLE ADDITIONAL RECEPTION ROOM
- RENOVATED OUTBUILDING FOR EXTRA LIVING SPACE





Situated on the ever-popular Delph Drive in Burscough, this well-presented four-bedroom detached family home (with the option of a fifth bedroom) occupies a desirable residential position close to the canal, making it an ideal setting for family living.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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