



33 Langdale Drive, Burscough

£225,000

Situated on the highly desirable Langdale Drive, within walking distance to village amenities, this semi detached bungalow presents a fantastic opportunity for buyers looking to modernise and create their perfect home. The property comprises a porch, hallway, lounge, kitchen, two bedrooms, and a family bathroom, offering a practical and versatile layout. Externally, the bungalow benefits from front and rear gardens, a side car port, and a detached garage, providing ample parking and storage. Although the property requires updating, it offers excellent potential and is a must-see for those looking for a project in a sought-after location. Offered with no onward chain, this bungalow is ready for a smooth and straightforward purchase

Council Tax band: C

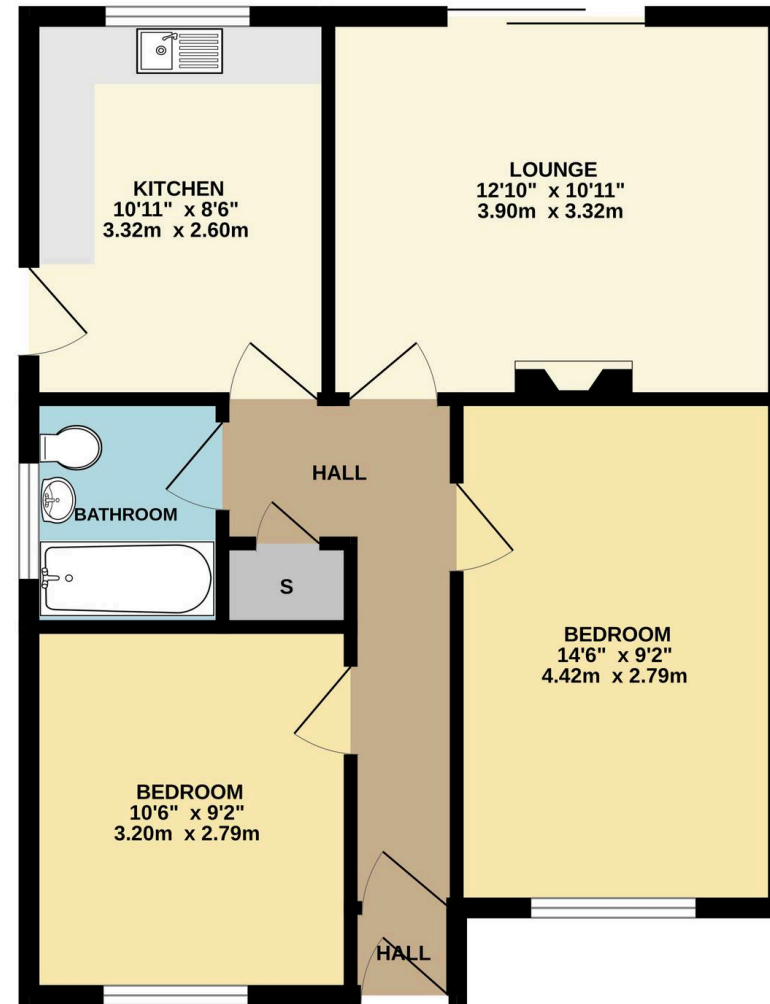
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached Bungalow
- Two Bedrooms
- Enclose Rear Garden
- Walking Distance To Village
- Requires Work
- Sought After Location
- Attention Investors
- No Onwards Chain

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance

Front door to porch and door into hallway. Doors leading to both bedrooms, bathroom, lounge and kitchen from hall. Loft access and storage cupboard.

Lounge

13' 4" x 11' 2" (4.07m x 3.41m)

Patio doors leading into sun room. Feature wood burner.

Sun Room

Doors leading into rear garden.

Kitchen

11' 1" x 9' 1" (3.39m x 2.78m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Window to rear and door to side. Tiled flooring.

Bedroom One

12' 3" x 9' 0" (3.74m x 2.75m)

Window to front and built in storage cupboard.

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.78m)

Window to front.

Bathroom

6' 4" x 5' 10" (1.93m x 1.77m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC. Tiled flooring and heated towel rail. Window to side.

Garage

Concrete sectional garage.

Rear Garden

Enclosed rear garden mainly paved with planted areas, detached garage and side car port.


Front Garden

Paved with corner pond and gates to car port.





Energy Efficiency Rating

| | Current | Potential |
|--|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>

