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The Estate Agents

Lord Street, Ormskirk, L40 4BZ

£225,000

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Ideally positioned on Lord Street in the heart of Burscough, this delightful three bedroom end cottage enjoys a superb central location within walking distance of local shops, restaurants, schools and transport links. Offering a blend of character and modern living, this attractive home is perfectly suited to families, first-time buyers or those looking for a property with charm and convenience.

### Accommodation

Upon entering the property, you are welcomed into a bright and inviting living room featuring a beautiful bay window, allowing natural light to flood the space and creating a warm and comfortable setting.

To the rear of the property is a fantastic kitchen diner truly the heart of the home. This impressive space offers a central island ideal for both preparation and entertaining, along with ample room for a range cooker and an American-style fridge freezer. Designed with both style and functionality in mind, this open and sociable space is perfect for modern family living.

A handy utility room provides additional storage and laundry space, with a door leading directly to the rear.

### First Floor

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, guests or a home office.

The family bathroom is fitted with a modern suite, completing the internal layout.

Externally, the property continues to impress.

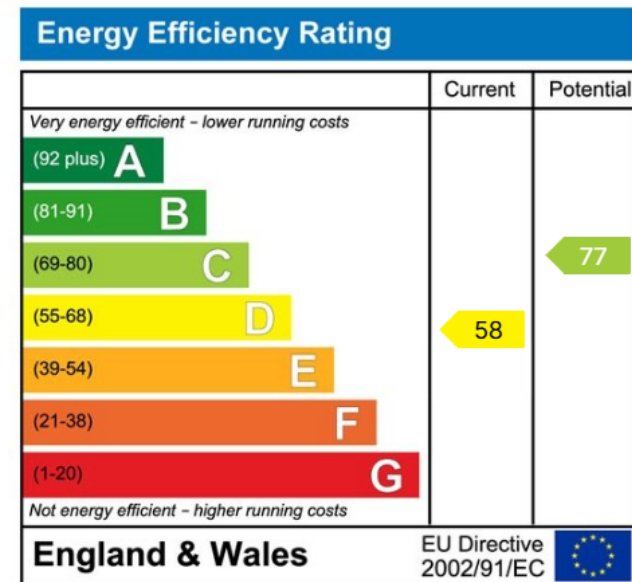
To the rear is a separate garden area featuring a lawn and seating space, ideal for relaxing or entertaining during the warmer months.

The garden also benefits from two substantial sheds, currently used





- Three bedroom end cottage
- Prime central Burscough location
- Walking distance to shops, restaurants and schools
- Stunning kitchen diner with island
- Utility room
- Separate rear garden with lawn and seating area



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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