

Wainwright
&
Edwards

FOR SALE
01772 814863



£259,950

11 Ellerbrook Drive, Burscough, Ormskirk, L40 5SY



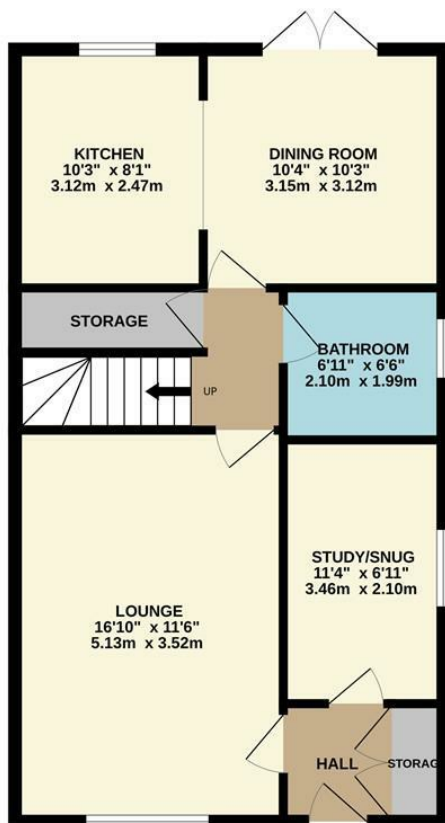
PROPERTY SUMMARY

An excellent opportunity to purchase an extended and much improved semi detached dormer house. The spacious and well appointed accommodation comprises reception hall, lounge, open plan dining kitchen with double doors leading to rear patio, study/snug and ground floor bathroom. To the first floor there are three good sized bedrooms (master with en suite). The property stands in a mature private plot with garage, off road parking with the rear garden enjoying a sunny private aspect and incorporating patio area, lawn and herbaceous borders. Early viewing advised to appreciate the extent and quality of this property.

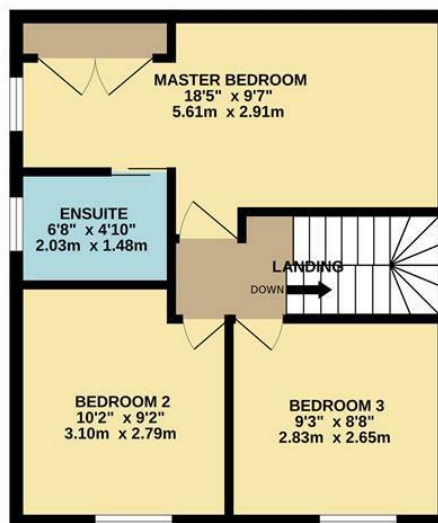




GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



THREE BED SEMI DORMER HOUSE

TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
Edwards**

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