



**Ian Anthony**  
The Estate Agents

# Liverpool Road South, Burscough L40 7TD

Guide Price £400,000

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- Attractive four-bedroom semi-detached property
- Four well-proportioned first-floor bedrooms
- Generous block-paved driveway
- Detached garage
- Open-plan dining area perfect for entertaining
- en-suite shower room
- Private rear garden with patio & lawn
- Prime location on Liverpool Road South in Burscough





A beautifully extended four-bedroom semi-detached home on Liverpool Road South, Burscough, offering spacious and versatile living ideal for modern family life. The property features a flowing open-plan layout with a cosy snug, generous living/dining area, and a well-appointed shaker-style kitchen. Upstairs provides four well-sized bedrooms, including a principal with ensuite, plus a stylish family bathroom. A large landing offers potential for further use or loft conversion (STPP). Externally, enjoy a private, non-overlooked garden, ample driveway parking, and a detached garage, all within easy reach of local amenities and transport links.

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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