



Liverpool Road South, Ormskirk, L40

£240,000

None

Tenure: Freehold, **Bedrooms:** 4

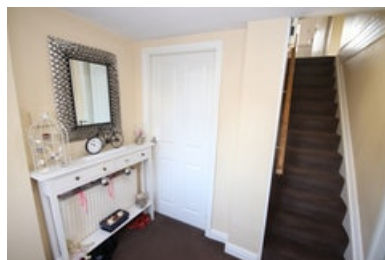
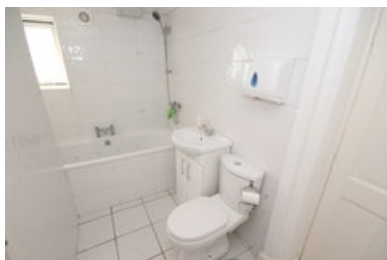
..... LOVELY COTTAGE STYLE DETACHED PROPERTY A unique opportunity has arisen to purchase this lovely detached property situated on the main road in Burscough.

Key features:

- Detached property
- 4 Bedrooms
- Large Open Plan lounge
- Second lounge
- Ground Floor bathroom
- Detached Double Garage
- GCH
- Garden
- Sought after area
- Feature Fireplace

Extra info:

- **Property Age:** 271 years
- **Council Tax:** Band D (£1838.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



..... LOVELY COTTAGE STYLE DETACHED PROPERTY

A unique opportunity has arisen to purchase this lovely detached property situated on the main road in Burscough. The property is cottage styled, double fronted and is very spacious, this would make an ideal family home and represents excellent value for money.

From the main entrance you enter a porch which opens in to the hall, to the left a door leads in to the large through lounge which has feature fireplace, snug and dining area, french doors lead to the rear garden. Off the dining area is a ground floor bathroom with jacuzzi bath and tiling, there is also access to the good size kitchen which has a range of wall and base units, external door leads to the garden. From the main hallway to the right is a second reception room which could be used as a fifth bedroom if required which has access to the ground floor bathroom.

On the first floor there are four double bedrooms and a family bathroom with white suite, vanity and tiling to the walls.

To the front is a garden area and driveway giving off street parking for several cars, this leads to the detached double garage, at the rear is a good size garden.

Excellent amenities and schools are within walking distance and the village centre is nearby with restaurants and bars, Burscough bridge train station is a ten minute walk away.

This is a lovely property offering huge opportunity to further enhance the qualities this has and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

148, Liverpool Road South, Burscough, ORMSKIRK, L40 7TB

Dwelling type: Detached house	Reference number: 9588-2934-6259-5791-0914
Date of assessment: 18 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 November 2019	Total floor area: 111 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,576
Over 3 years you could save	£ 237

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 231 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 237 over 3 years </div>
Heating	£ 3,036 over 3 years	£ 2,892 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 3,576	£ 3,339	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #4f81bd; color: white;">(81-91) B</td> <td style="background-color: #4f81bd; color: white;">(69-80) C</td> <td style="background-color: #4f81bd; color: white;">(55-68) D</td> <td style="background-color: #4f81bd; color: white;">(39-54) E</td> <td style="background-color: #4f81bd; color: white;">(21-38) F</td> <td style="background-color: #4f81bd; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #4f81bd; color: white;">58</td> <td style="background-color: #4f81bd; color: white;">69</td> <td colspan="2"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				58	69			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #4f81bd; color: white;">Current</th> <th style="background-color: #4f81bd; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">58</td> <td style="text-align: center;">69</td> </tr> </table>	Current	Potential	58	69	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
			58	69																
Current	Potential																			
58	69																			

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Draught proofing	£80 - £120	£ 45
2 Solar water heating	£4,000 - £6,000	£ 96
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 99

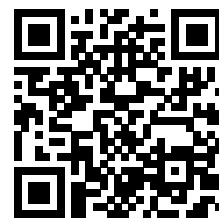
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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