



-  Dormer Style Semi Detached House
-  Four Bedrooms – One En-Suite
-  Two Reception Rooms

-  Modern Bathroom & Kitchen
-  Gardens, Garage & Parking
-  Inspection Highly Recommended

Price: £275,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this particularly well presented, semi detached dormer style home, offering deceptively spacious living space in a much sought after residential area of Burscough.

The gas centrally heated and double glazed accommodation is arranged over two floors briefly comprising: Hall, Living Room, Dining Room, fitted Kitchen, Bedroom and Bathroom to the ground floor with three double Bedrooms (one with En-Suite Shower Room) to the first floor.

Outside, the house stands in well maintained gardens to front and rear, the front incorporating a paved driveway for off road parking, leading to the garage. The rear garden is a particular feature offering a sunny aspect, arranged with paved patio areas and shaped lawn.

Ellerbrook Drive is located on the border of Burscough and Lathom with the shops, bars, restaurants and schools of Burscough readily available.



Ground Floor:

Hall

Living Room - 5.11m x 3.38m (16'9" x 11'1")

Dining Room - 3.15m x 3.12m (10'4" x 10'3")

Kitchen - 3.02m x 2.44m (9'11" x 8'0")

Study/Bedroom 4 - 3.45m x 2.11m (11'4" x 6'11")

Bathroom - 2.11m x 1.98m (6'11" x 6'6")

First Floor:

Landing

Bedroom 1 - 5.59m x 2.57m (18'4" x 8'5")

En-Suite - 2.01m x 1.47m (6'7" x 4'10")

Bedroom 2 - 3.1m x 2.97m (10'2" x 9'9")

Bedroom 3 - 3.05m x 2.51m (10'0" x 8'3")

Outside: The house stands in well maintained gardens to front and rear, the front incorporating a paved driveway for off road parking, leading to the garage measuring 15'8" x 8'3". The rear garden is a particular feature offering a sunny aspect, arranged with paved patio areas and shaped lawn.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure: Freehold

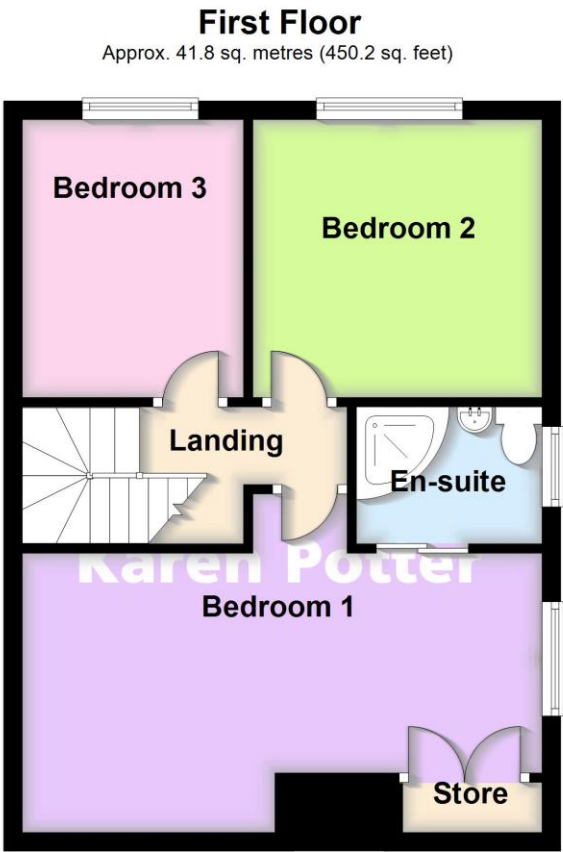
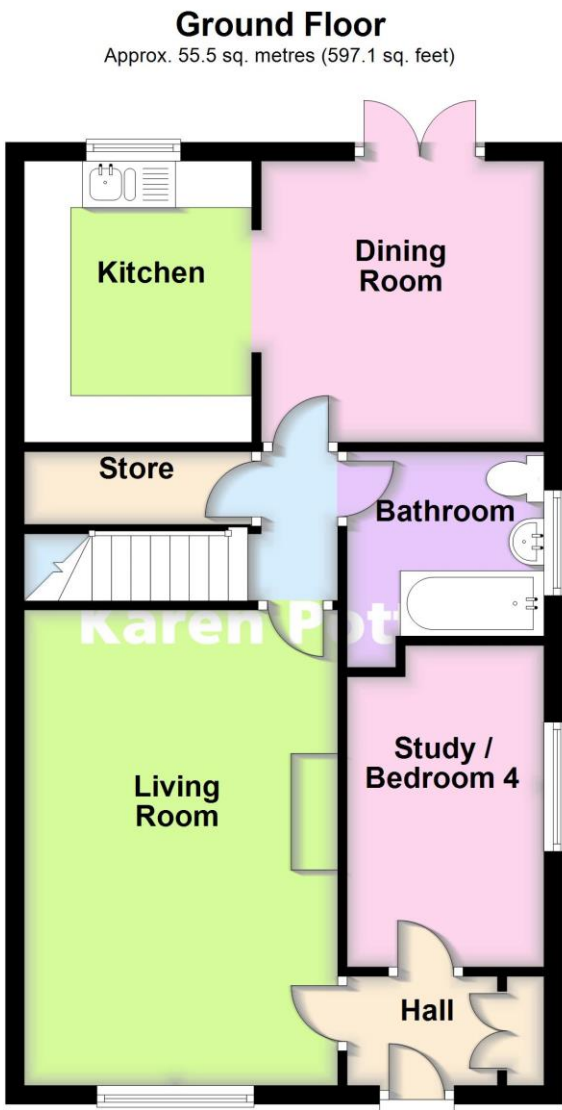
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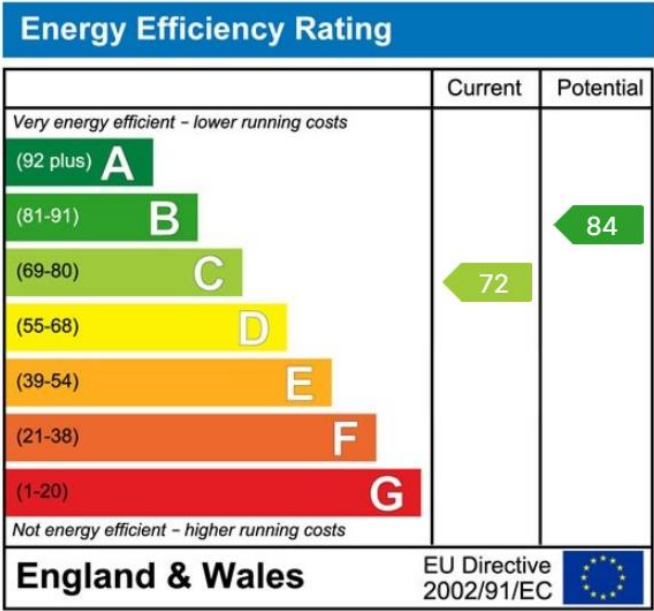
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 97.3 sq. metres (1047.3 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk