



**Ian Anthony**  
The Estate Agents

# Manor Avenue, Burscough, L40 7TU

Guide Price £182,500

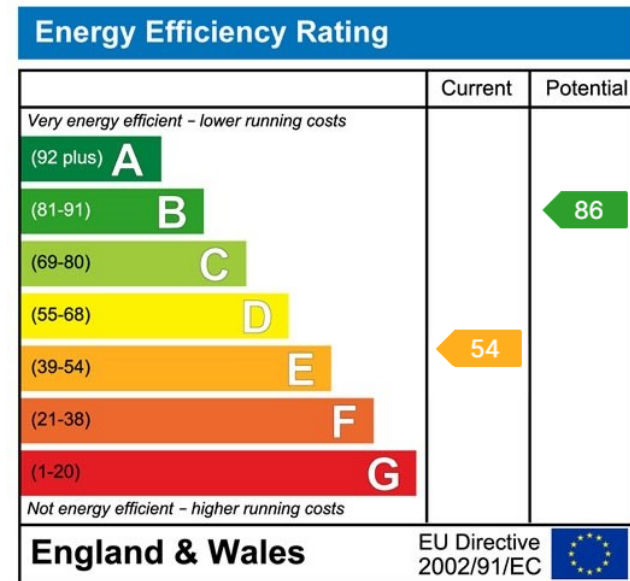
3 1 1



- THREE BEDROOMS
- DRIVEWAY
- QUIET CUL DE SAC
- POPULAR RESIDENTIAL LOCATION
- ATTENTION FIRST TIME BUYERS!
- CLOSE TO BURSCOUGH WHARF
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM



Welcome to this inviting three-bedroom semi-detached home on Manor Avenue, a peaceful cul-de-sac in the heart of Burscough. Located just north of Ormskirk in West Lancashire, Burscough is a thriving community village known for its vibrant Burscough Wharf, which offers an appealing selection of restaurants, shops, and local attractions, as well as the scenic Leeds and Liverpool Canal that runs through the area. The home features a well-maintained garden complete with a shed outfitted with electricity, perfect for extra storage or a small workshop. The ground floor welcomes you with a cozy porch leading into a bright entrance hall, a comfortable living room, and a functional kitchen that includes a spacious under-stair storage cupboard. Upstairs, you'll find three bedrooms and a family bathroom, providing ample space for a growing family or guests. A convenient driveway at the front of the property offers private off-road parking.



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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonystates.co.uk](mailto:enquiries@iananthonystates.co.uk) <https://www.iananthonystates.co.uk>