



Ian Anthony

The Estate Agents

Rabbit Lane, Burscough, Ormskirk, L40 8JJ

Guide Price £550,000

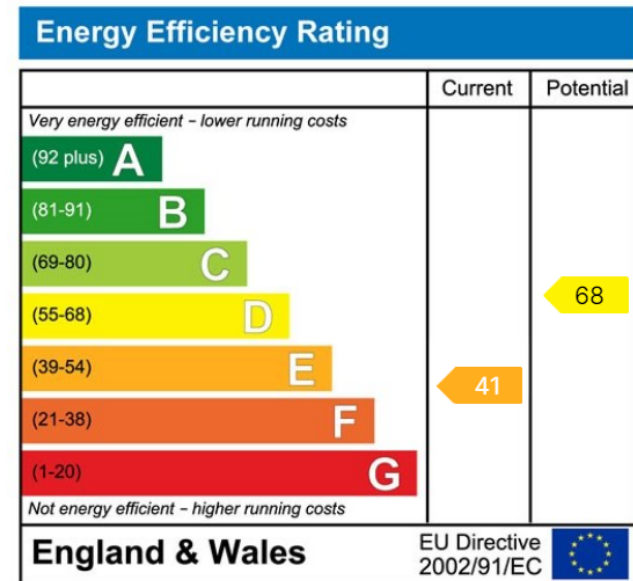
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- FURTHER LAND OF AN ESTIMATED 4 ACRES OF AVAILABLE FOR OPTIONAL PURCHASE
- EXCELLENT LOCATION
- PORCHES
- LANDSCAPED REAR GARDEN
- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- OFFICE



We are thrilled to present this exceptional barn conversion nestled in 0.32 acres of picturesque countryside views. **With the added option to purchase nearly 4 acres of land which is available under separate negotiation upon viewing/making an offer.** The property features an entrance hall, kitchen, living room, dining room, utility room, downstairs cloakroom, family bathroom, two bedrooms and an office space. Outside, there's a courtyard providing access to the garage at the front, while the rear boasts a wraparound, well-maintained garden. Situated just a short drive from Burscough, the property offers easy access to amenities, including bars, restaurants, supermarkets, and excellent transport links to Manchester, Ormskirk, Preston, Southport, and beyond. Viewing is essential to fully appreciate all that this property has to offer!



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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