



53 Abbeydale, Burscough
Ormskirk

Offers Over **£215,000**



53 Abbeydale

Burscough, Ormskirk

3 bed semi in Burscough with huge renovation potential. Open plan living, sun room, driveway & garden. Prime village location with strong £1,200pcm rental demand. Buyers Pack with up-front searches included.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Fantastic Renovation Opportunity – Three Bedroom 1960's Semi-Detached with Huge Potential
- Prime Burscough Location – Walking Distance to Village Amenities, Cafés, Eateries & Supermarkets
- Excellent Transport Links – Two Train Lines Connecting to Manchester, Southport, Preston & Liverpool Plus Direct Bus Routes to Preston & Ormskirk
- Strong Investment Opportunity – Estimated Rental Return of Circa £1,200 PCM After Renovations in a High Demand Lettings Area
- Buyers Information Pack Provided with Up-Front Searches for a Streamlined Purchase

Entrance Hallway

Storage cupboard.

Lounge/Diner

Open to dining room. Gas fire. Window to front.

Dining Room

Open to lounge. Door to sunroom.

Kitchen

Good range of low-level units including stainless steel sink with drainer. Integrated appliances include double electric oven and electric hob. Space plumbed for washer/dryer. Space open to two storage cupboards/space for utility area. Window to rear. Door to side.



**Landing**

Loft access. Window to side.

Bedroom One

Fitted storage. Window to rear.

Bedroom Two

Recessed wardrobes. Window to front.

Bedroom Three

Window to rear.

Bathroom

Three piece suite including panelled bath, pedestal hand wash basin and W.C. Part tiled walls. Window to side.

REAR GARDEN

Rear garden mainly laid to lawn with mature shrubs boarding.
Potential to upgrade and space for garage/storage shed.

GARDEN

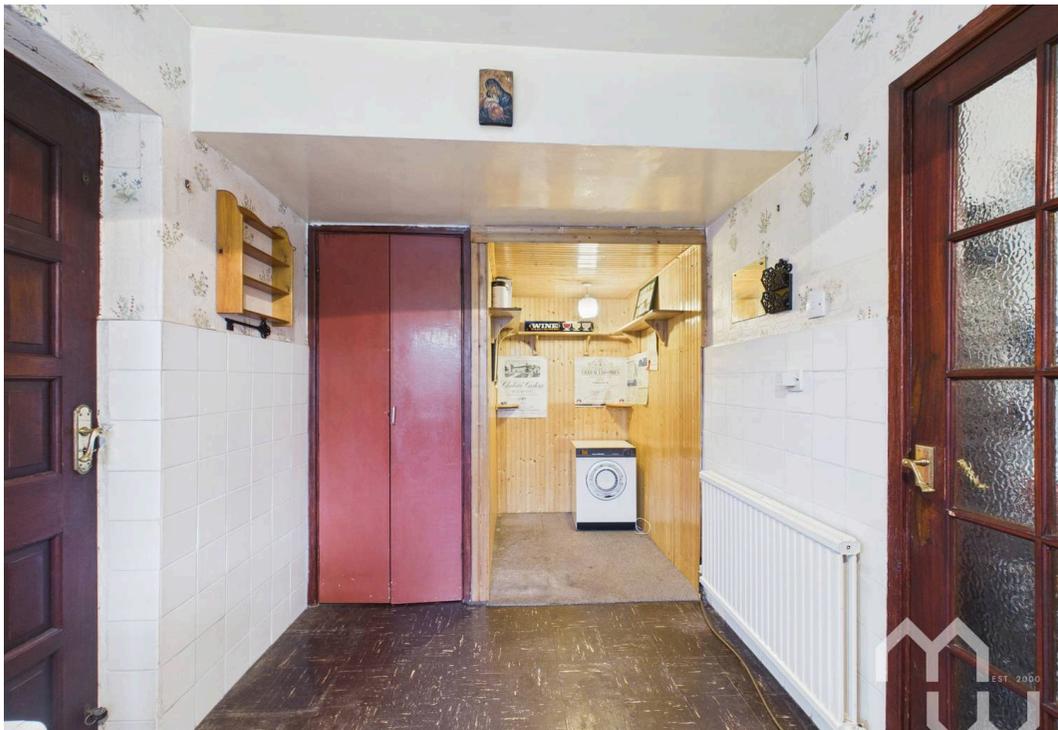
Front garden mainly laid to lawn with shrubs.

DRIVEWAY

3 Parking Spaces

Dedicated off-road parking for 3 vehicles.

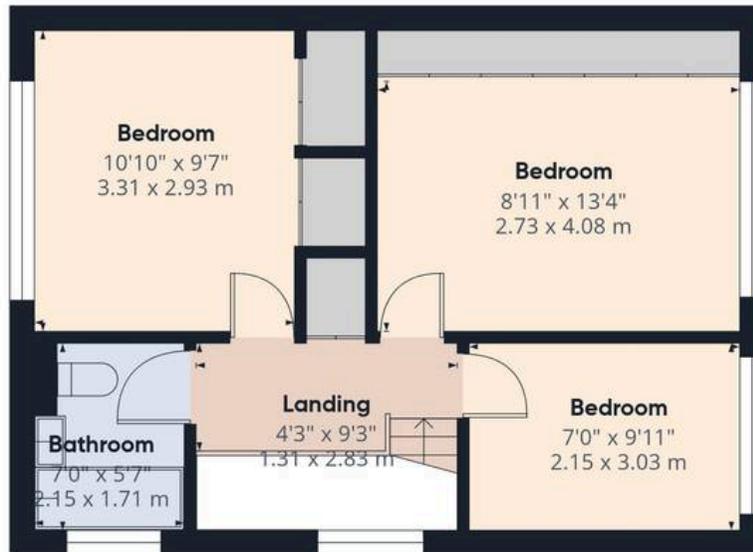






Ground Floor

Approximate total area⁽¹⁾
955 ft²
88.7 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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