

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Offers In The Region Of £205,000

7 Truscott Road, Burscough, Ormskirk, L40 7SE

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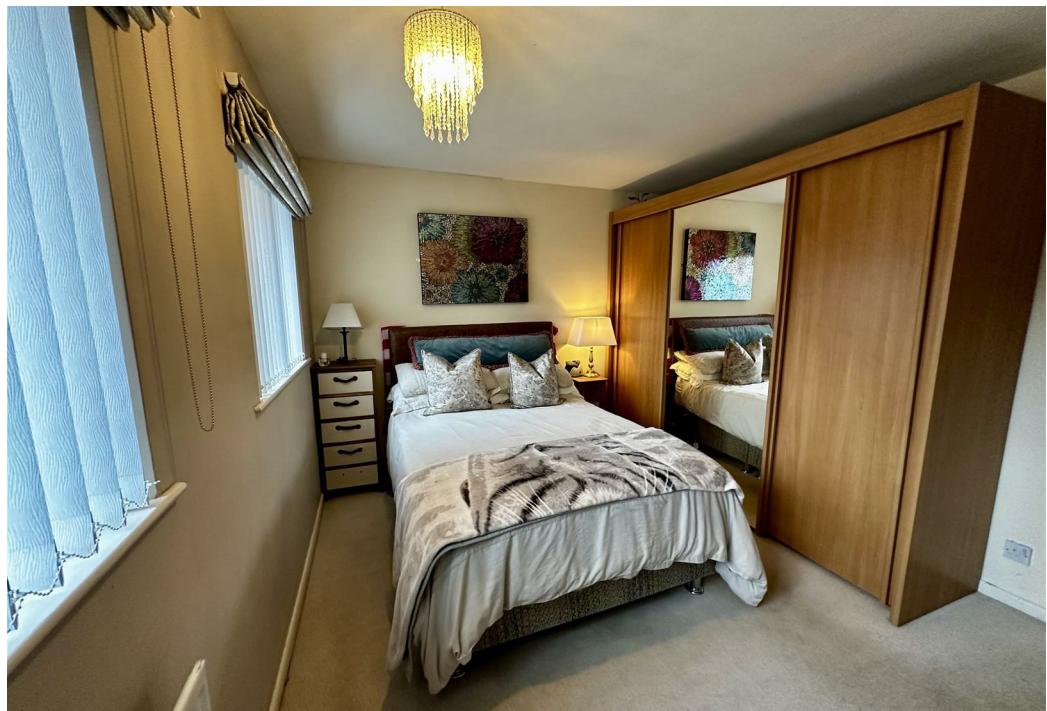
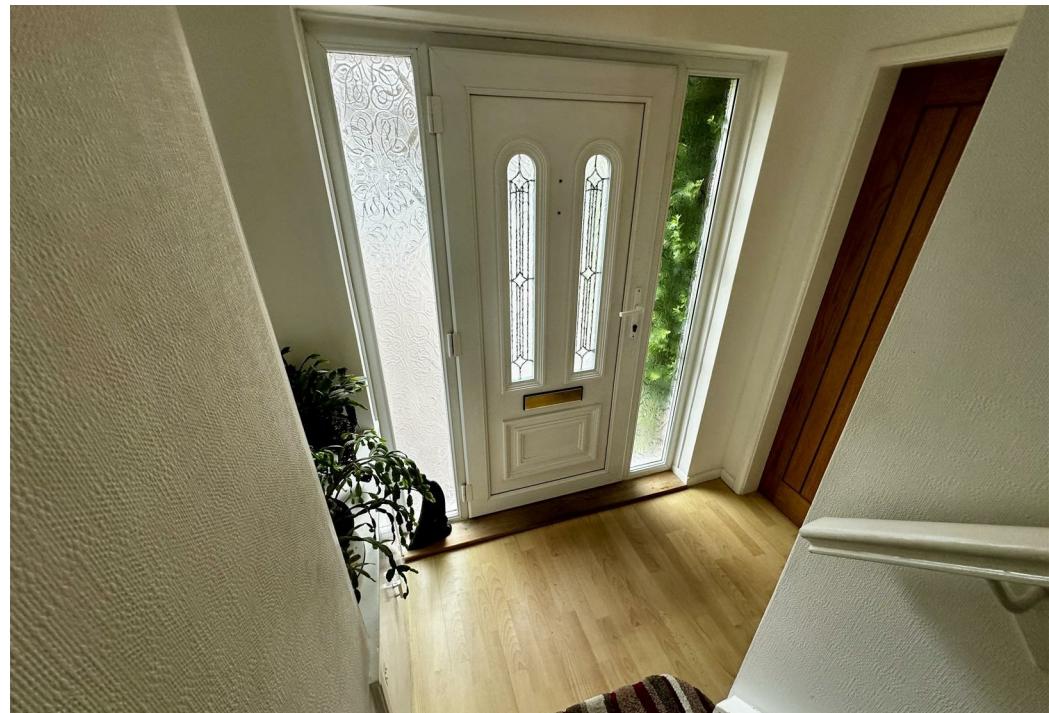
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## PROPERTY SUMMARY

Excellent opportunity for First Time Buyers or Buy To let Investors to acquire this well presented family home ideally located for local amenities including railway links to Manchester and the M6 motorway network. The spacious accommodation briefly comprises reception hall, large lounge with double doors opening to landscaped rear garden and well appointed dining kitchen. To the first floor there are three good size bedrooms and modern family bathroom. The property benefits from gas central heating, double glazing throughout, off =street parking and private rear garden. Early viewing advised.





## LOCAL AUTHORITY

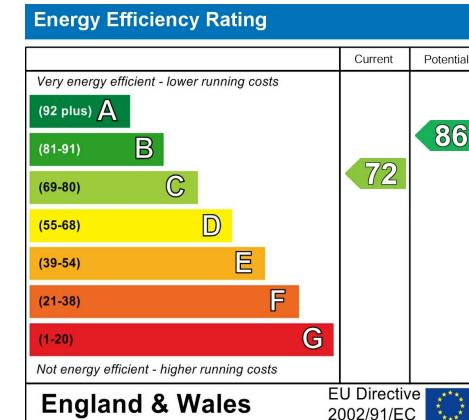
West Lancs

## TENURE

Freehold

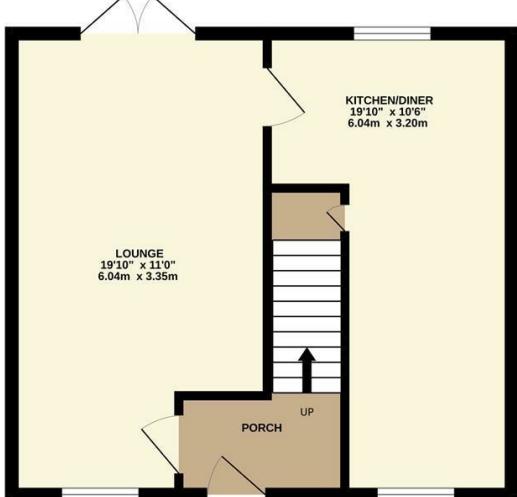
## COUNCIL TAX BAND

B

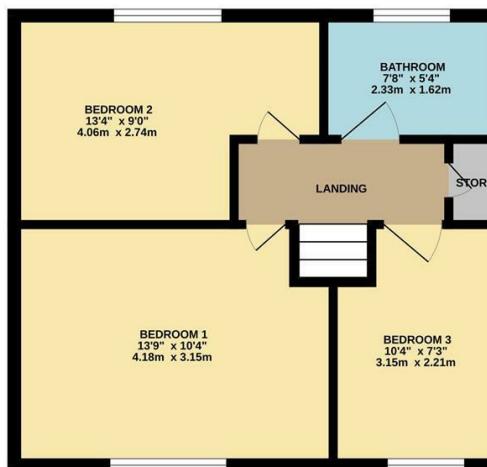


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



3 BED HOUSE

TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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&  
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