



Ellerbrook Drive  
Burscough  
Ormskirk  
Lancashire  
L40 5SY

Offers in Excess of £208,000

bettermove

Ellerbrook Drive  
Ormskirk

Bettermove are proud to present this 2 bedroom Semi-Detached Bungalow in Burscough available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and carport. The council tax band is C.

The interior of this well presented property briefly comprises a spacious living room, the fitted kitchen, two double bedrooms and the family bathroom. The exterior boasts a private rear & front garden, perfect for enjoying the summer months.

Located in the popular town of Burscough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Burscough Junction Train Station, the A59 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

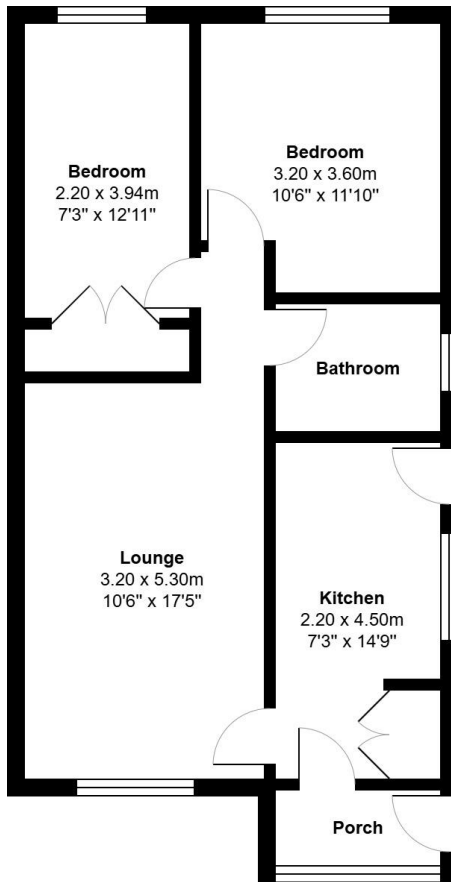
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more...





Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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