



**Martin Lane  
Burscough  
Ormskirk  
Lancashire  
L40 0RU**

**Offers in Excess of £498,000**

**bettermove**

# Martin Lane

## Ormskirk

Bettermove are proud to present this 3 bedroom Semi-Detached Bungalow in the sought after area of Burscough with open views over surrounding countryside.

The property benefits from double glazing, LPG heating throughout, Septic Tank and has off street parking available via the driveway and the garage. The council tax band is C.

The interior of this well presented property comprises a spacious living room with a multi-fuel log-burning fireplace, dining room and fitted kitchen on the ground floor. The first floor consists of X bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The exterior of the property also benefits from two outbuildings and a large detached garage.

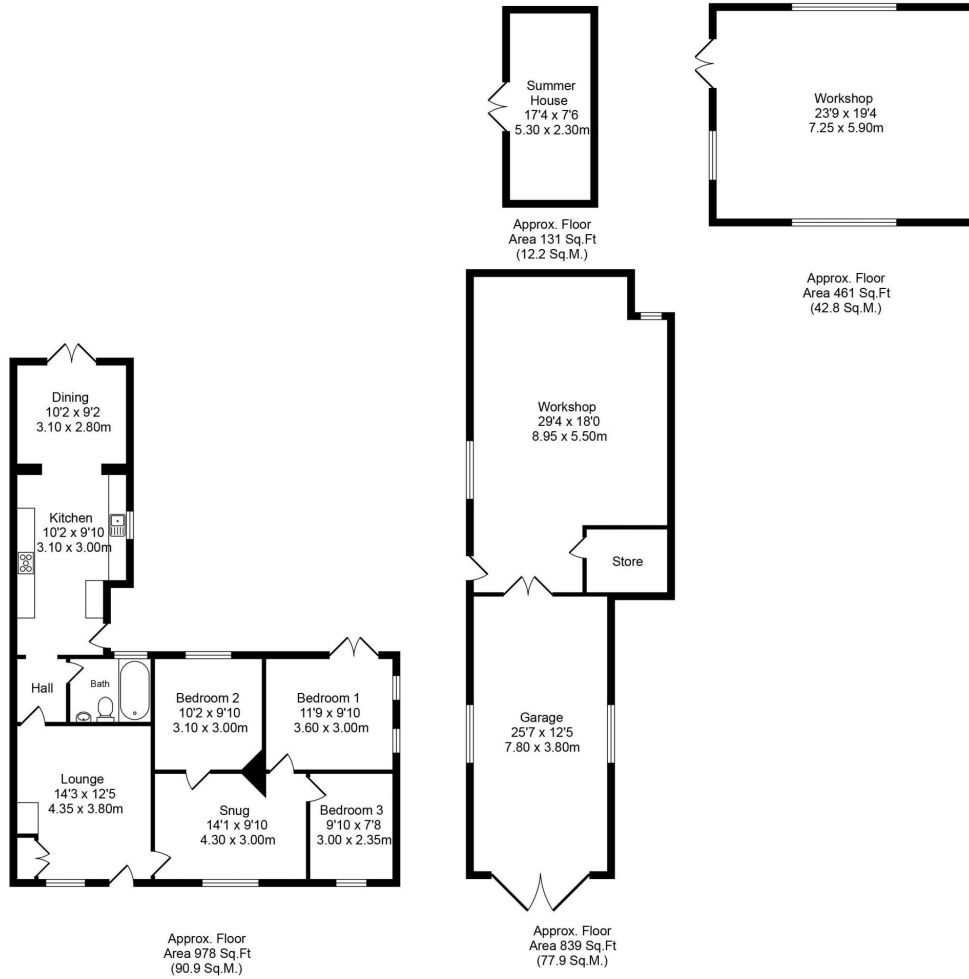
Located in the semi-rural location of Burscough, excellent transport connections can be found from Bescar Lane & New Lane Train Stations and many local bus routes providing easy access into Ormskirk and other nearby towns.

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



# Total Approx. Floor Area 2409 Sq.ft. (223.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)