



Prescot Road, Melling,
L31 1AW

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Occupying a generous 'wrap around' PLOT measuring 0.31 of an ACRE, 'Lurgaboy' is a DETACHED BUNGALOW with a FREEHOLD title that has been a much-loved home for over 30 years.

The property offers EXCELLENT POTENTIAL whether you are looking to DEVELOP or RENOVATE (subject to any necessary planning consents). The opportunity is only enhanced further by the SEMI-RURAL but well-connected location.

Accessed via double gates, the block paved driveway provides parking for several vehicles. The large garden is mainly laid to lawn, with a patio area, mature borders and fruit trees.

The FLOORPLAN illustrates the current layout and volume of space available, circa 1,100 sq ft. The accommodation comprises: a reception HALLWAY leading to a bright and welcoming LOUNGE with a rear aspect through to the CONSERVATORY, with access to the garden via double French doors. The good-sized KITCHEN is adjacent to the GARAGE (with an electric door), a UTILITY AREA and STORE. There are TWO DOUBLE BEDROOMS and a four-piece BATHROOM.

The local area is well respected and known for the open countryside, the historic market town of Ormskirk, the Michelin-starred restaurant at Moor Hall and Mossock Hall Golf Club.

NO ONWARD CHAIN.

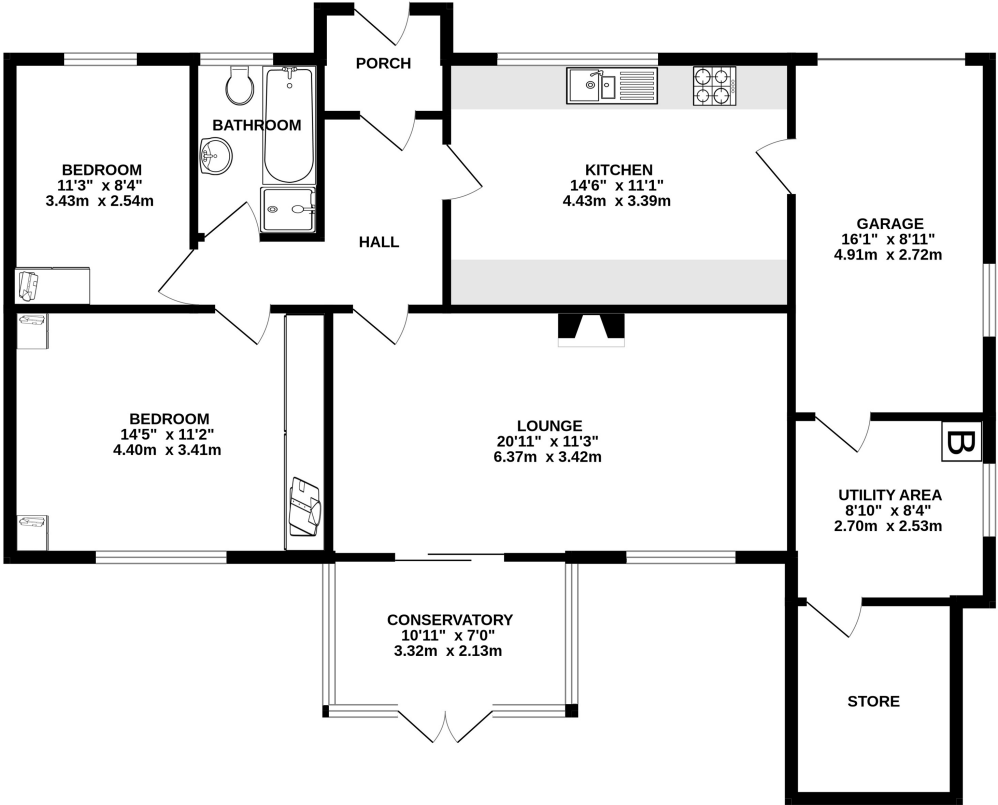
This property MUST BE VIEWED.

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GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			<div>93</div>
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		<div>44</div>	
England, Scotland & Wales		EU Directive 2002/91/EC 