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Lurgaboy, Prescot Road, Melling, Liverpool L31 1AW

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire a Freehold two bedroomed detached bungalow sat on 0.31 of an acre and benefiting from double glazing, central heating and 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 property been a much-loved home for over 30 years. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation or investment purposes. The current accommodation extends to circa 1,100sq ft. Alternatively the property would be suitable for redevelopment to demolish the existing building and erect a new three bedroom house, subject to any consents and potential purchasers should make their own enquiries.

### Situated

Fronting Prescot Road in a desirable semi rural location close to Ormskirk town centre, Moor Hall and Mossock Hall Golf Club.

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.

### Ground Floor

Porch Entrance, Hall, Kitchen, Lounge, Conservatory, two Bedrooms, four piece Bathroom/WC, Utility Room, Store Room, Garage.

### Outside

Driveway, Large Wrap Around Garden.

### EPC Rating

E

### Council Tax Band

C

