



2 Manor Drive, Burscough
In Excess of £215,000

Manor Drive, Burscough

Semi Detached House situated on a corner plot. The property comprises of porch, lounge, open plan kitchen dining, conservatory, utility and garage on the ground floor with three bedrooms and bathroom on the 1st floor. The property benefits from both front and rear gardens including a private driveway with spaces for a few vehicles. Marketed with NO ONWARDS CHAIN.

Council Tax band: B

Tenure: Freehold

- Semi Detached
- Open Plan Kitchen Dining
- Three Bedrooms
- Conservatory
- Utility & Garage
- Front & Rear Gardens
- Private Driveway
- NO ONWARDS CHAIN



Entrance Hall

Front door to porch then door to hallway. Doors to lounge and kitchen. Stairs to 1st floor. Understairs storage.

Lounge

12' 11" x 12' 0" (3.93m x 3.65m)

Window and door to rear. Fireplace. Laminate flooring.

Kitchen Dining

19' 9" x 10' 2" (6.01m x 3.11m)

A good range of eye and low level unit incorporating a ceramic sink and drainer unit. Built in electric hob and built in electric double oven. Partly tiled walls, plumbed in for washing machine. Open plan into dining area and sliding doors into conservatory. Door into inner hall for garage and utility access.

Consevatory

12' 7" x 8' 11" (3.83m x 2.71m)

Laminate flooring. Doors leading into rear garden.

Landing

Spacious landing with doors leading to three bedrooms and bathroom. Loft access. Window to side.

Bedroom One

11' 7" x 11' 11" (3.54m x 3.63m)

Window to rear. Fitted wardrobes, draws and cupboards. Laminate flooring.

Bedroom Two

9' 2" x 11' 6" (2.79m x 3.50m)

Window to rear. Laminate flooring.

Bedroom Three

8' 4" x 7' 10" (2.53m x 2.40m)

Window to front. Laminate flooring.



Bathroom

5' 5" x 6' 2" (1.66m x 1.87m)

Three piece suit comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Heated towel rail and fully tiled walls.

Garage

7' 7" x 12' 0" (2.32m x 3.66m)

Up and over door to front. Front door to passage and door to utility area.

Front Garden

Private Driveway, stoned front garden, fenced.

Rear Garden

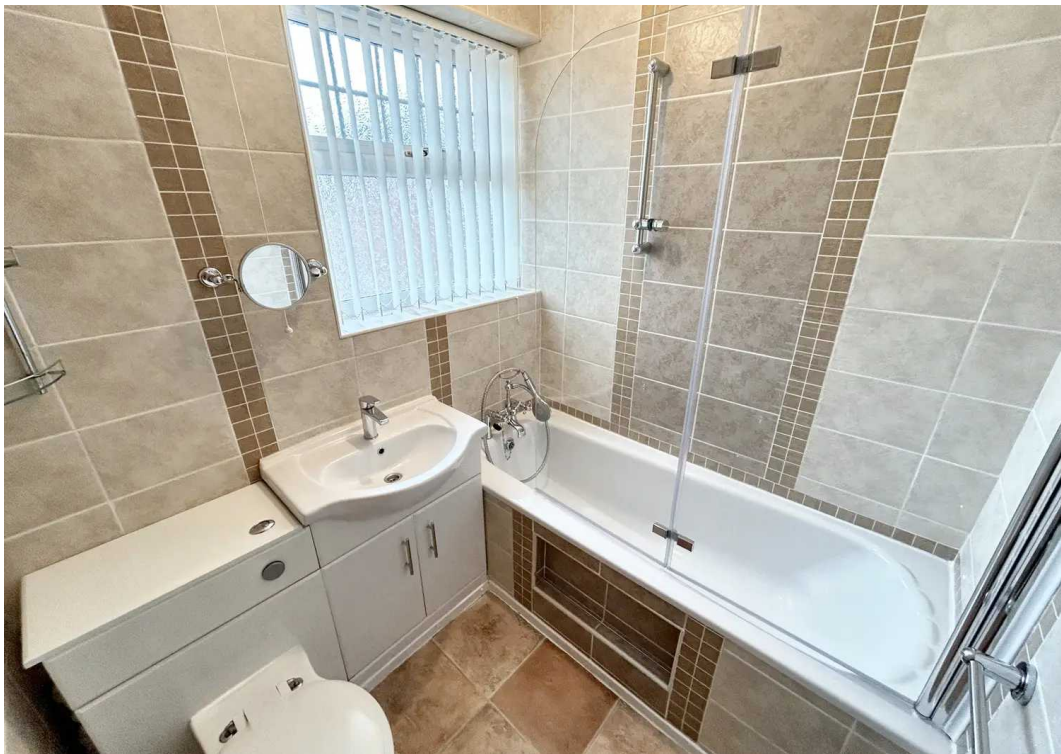
Enclosed rear garden, paved patio and gravel garden. Both metal and wooden sheds. Door leading into utility area.

DRIVEWAY

3 Parking Spaces

Private driveway with spaces for a few cars.

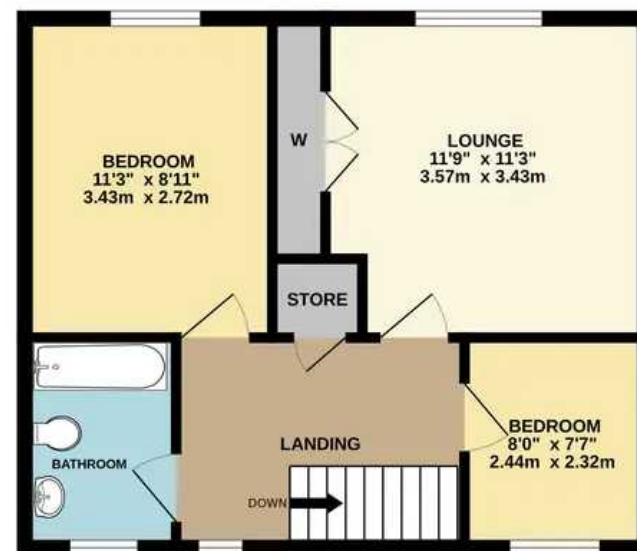




GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024



Victoria Estates & Property Management

49a Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>



VICTORIA ESTATES
&
PROPERTY MANAGEMENT