



Moss Lane, Burscough

Three Bedroom Semi Detached House located on Moss Lane. Comprising of lounge, open plan kitchen dining, family room, pantry and cloak on the ground floor with three bedrooms and bathroom on the 1st floor. The property benefits from a private driveway, garage and enclosed rear garden with views.

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- Three Bedrooms
- Two Receptions
- Enclosed Rear Garden With Views
- Private Driveway
- Not Overlooked
- Close To Local Amenities
- Garage/Workshop



Entrance Hall

Front door to hallway, door to lounge and stairs to 1st floor.

Lounge

13' 9" x 20' 6" (4.18m x 6.25m)

Bay window to front, doors leading to kitchen, hall and understairs storage cupboard. Electric fire and laminate flooring.

Kitchen Dining

11' 4" x 16' 8" (3.45m x 5.07m)

A excellent range of eye and low level units incorporating a Belfast sink. Range master cooker and plumbed for washing machine. Window to rear and door to inner hallway.

Inner Hallway

Door into downstairs WC and door to office.

Cloakroom

Low level WC and tiled flooring.

Family Room

7' 9" x 11' 5" (2.36m x 3.49m)

Currently being used as an office. Sliding doors leading to rear garden and door into walk in pantry.

Pantry

Storage room/pantry. Door leading into garage.

Landing

Doors leading to three bedrooms and bathroom. Window to side.

Bedroom One

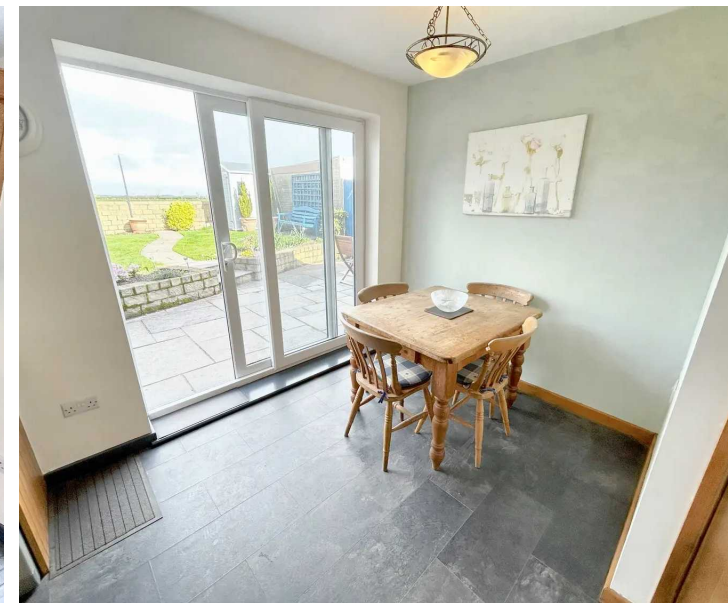
10' 6" x 9' 8" (3.20m x 2.94m)

Window to front and laminate flooring.

Bedroom Two

9' 5" x 10' 6" (2.86m x 3.20m)

Window to rear with views. Laminate flooring. Loft access.



Bedroom Three

6' 6" x 4' 7" (1.98m x 1.39m)

Additional measurements 2.40 Window to front. Storage cupboard with boiler. Laminate flooring.

Bathroom

5' 7" x 6' 5" (1.69m x 1.95m)

Three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Heated towel rail and window to side. Underfloor heating.

Garage

7' 7" x 15' 4" (2.30m x 4.67m)

Electric roller shutter door. Units and workbench. Laminate flooring. Electrics. Water tap.

Front Garden

Private driveway to the front, block paved. Planted out border.

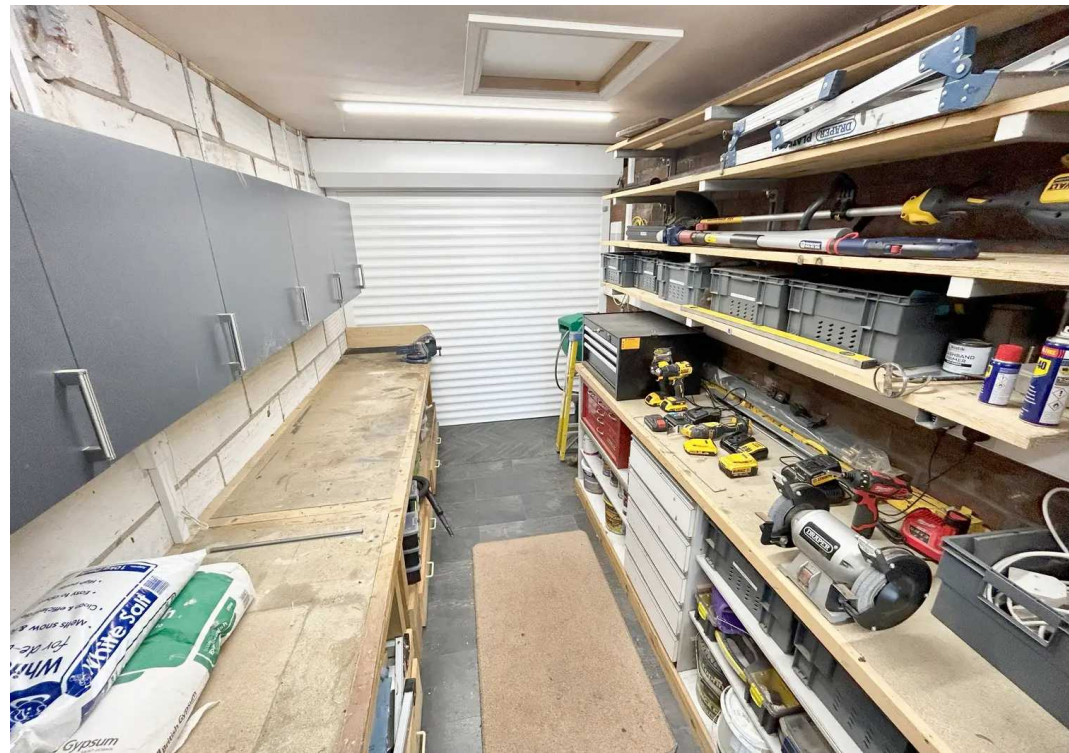
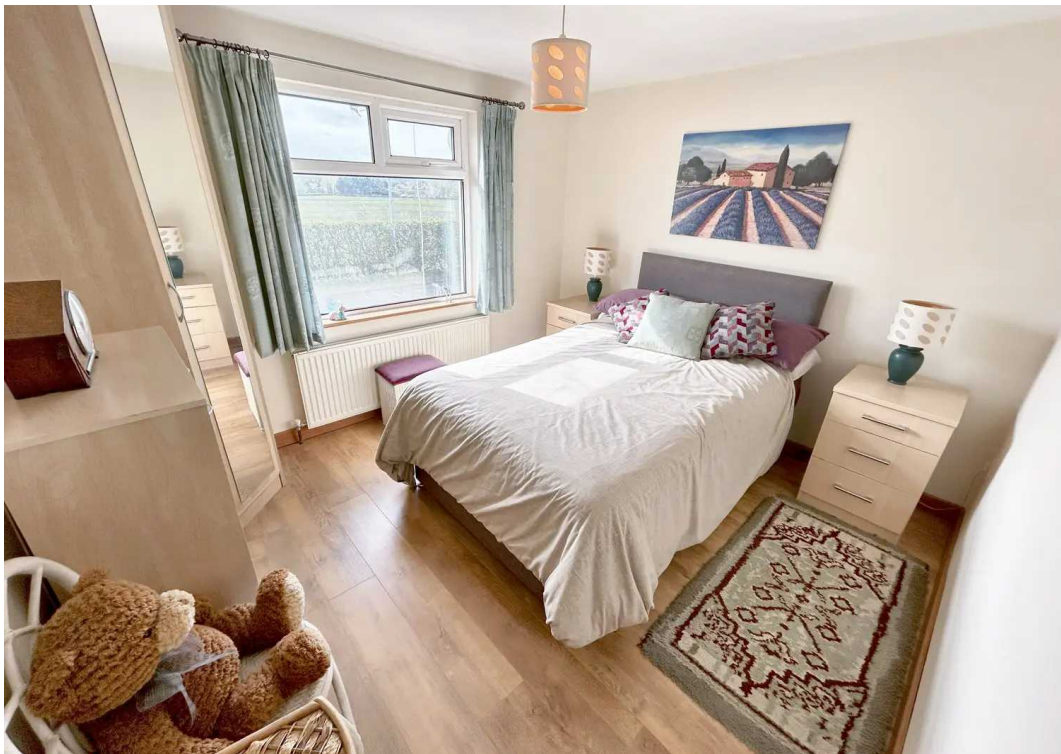
Rear Garden

Enclosed garden, patio and raised lawn. Views to rear. Gate to side leading to front. Water tap.

DRIVEWAY

4 Parking Spaces

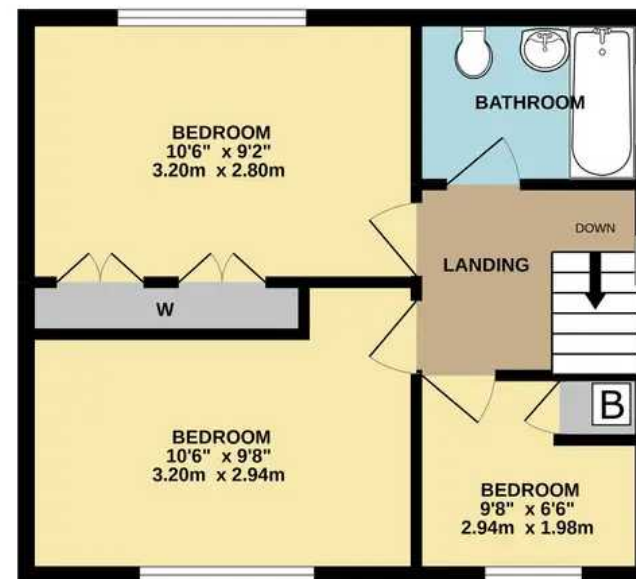




GROUND FLOOR



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.
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