



1 Merchants Court, Burscough
£225,000

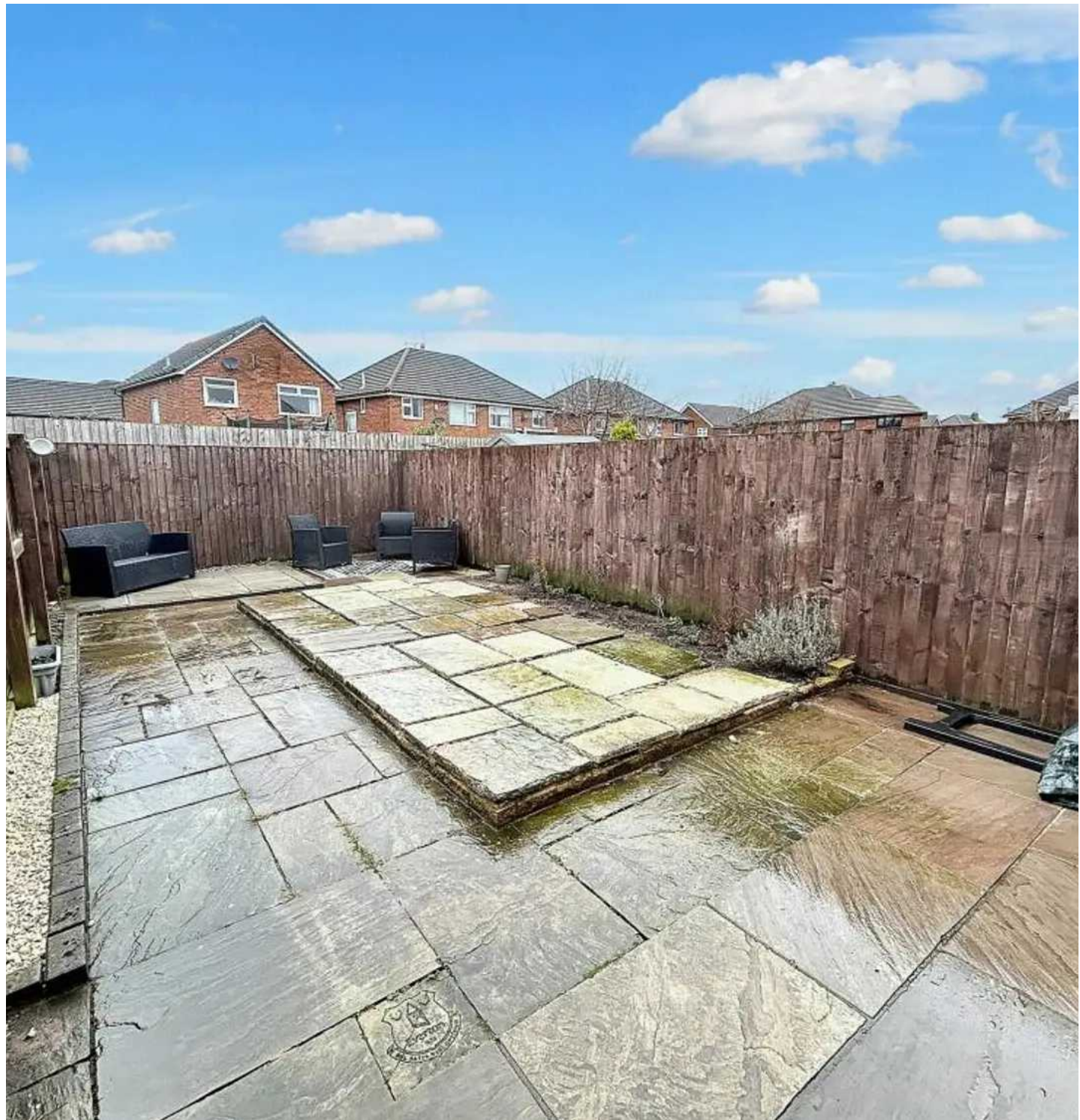
Merchant Court, Burscough

Semi Detached House, located just off Moss Lane in a Cul De Sac. Within walking distance from local amenities, the property benefits from downstairs cloakroom WC, lounge, open plan kitchen dining, three bedrooms one with en-suite and one family bathroom. The property also benefits from private driveway and enclosed rear garden. NO ONWARDS CHAIN

Council Tax band: C

Tenure: Leasehold

- Semi Detached
- Three Bedrooms
- Open Plan Kitchen Dining
- Bathroom & En-suite
- Cul De Sac Location
- Close to Local Amenities
- Private Driveway & Rear Garden
- NO ONWARDS CHAIN



Entrance Hall

Front door to hall. Door to lounge and cloakroom.

Cloakroom

Two piece suite comprising low level WC and wash hand basin. Tiled flooring and window to front.

Lounge

11' 5" x 17' 0" (3.49m x 5.18m)

Window to front and side. Fireplace. Understairs storage cupboard. Open plan into kitchen dining.

Kitchen

An excellent range of eye and low level units incorporating stainless steel sink and drainer unit. Built in electric hob with canopy style extractor built over and built in electric oven. Partly tiled walls and flooring. Integrated fridge freezer and plumbed for both washing machine and dishwasher. Window to rear. French doors to the rear leading into the garden.

Landing

Doors to three bedrooms and bathroom. Loft access.

Bedroom One

10' 9" x 9' 10" (3.27m x 3.00m)

Window to rear. Door to En-suite.

En-suite

3' 11" x 6' 10" (1.20m x 2.08m)

Three piece suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and window to rear.

Bedroom Two

7' 7" x 12' 0" (2.31m x 3.66m)

Window to front.

Bedroom Three

7' 11" x 7' 0" (2.42m x 2.14m)

Window to front.



Bathroom

6' 5" x 7' 10" (1.95m x 2.38m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Heated towel rail and window to side.

Front Garden

Front garden comprises lawn, pathway and driveway.

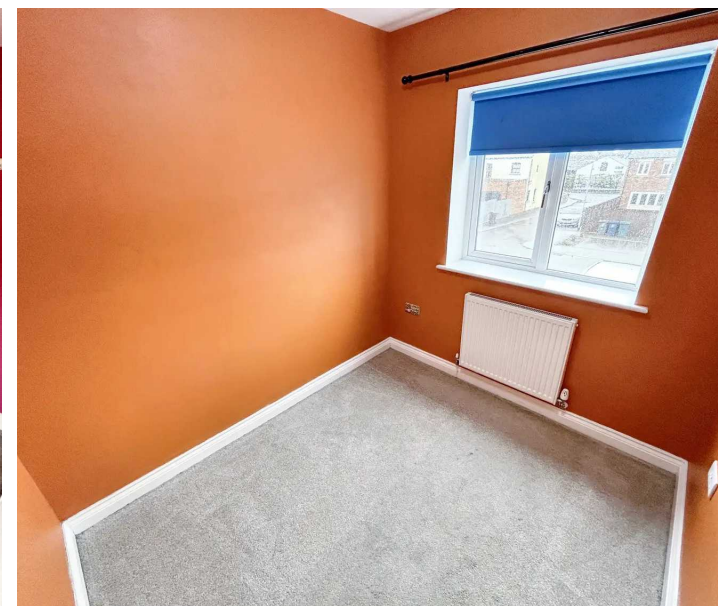
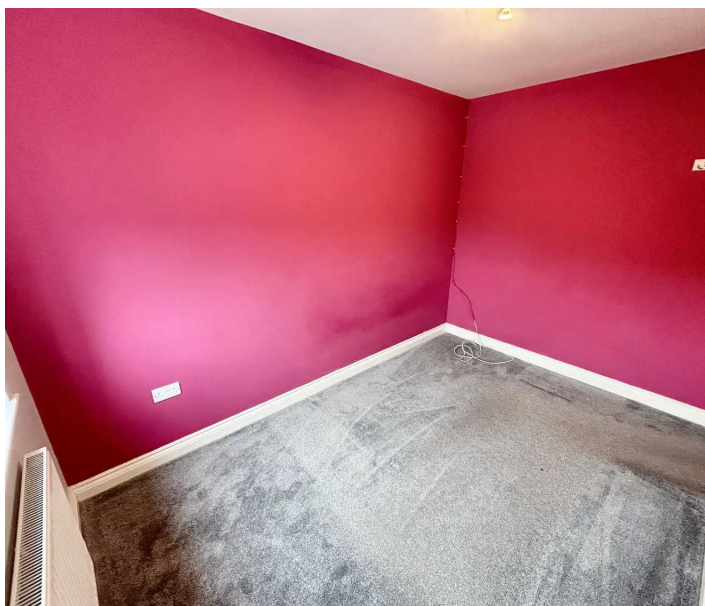
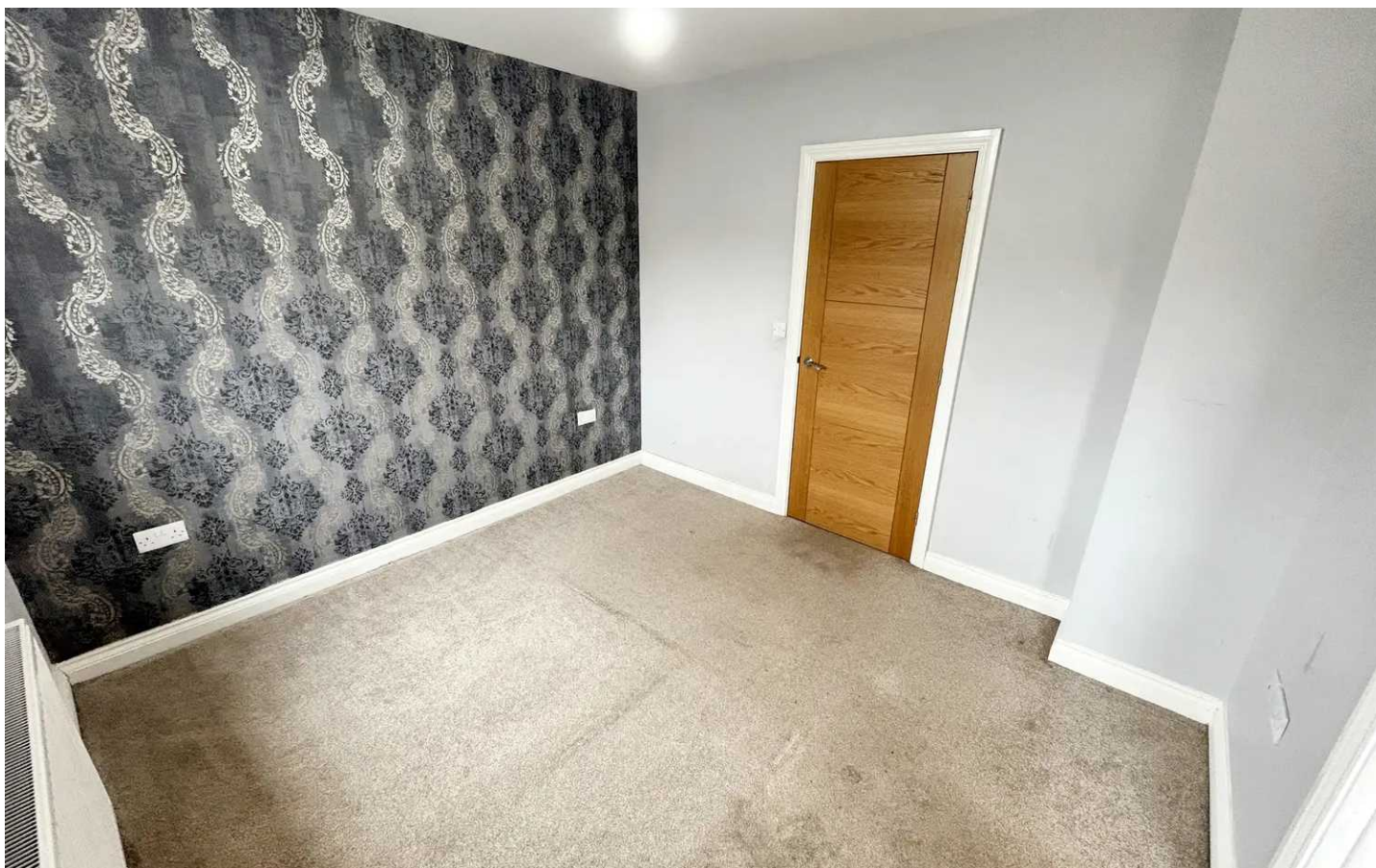
Rear Garden

Enclosed rear garden fully flagged and gate to side leading to front driveway.

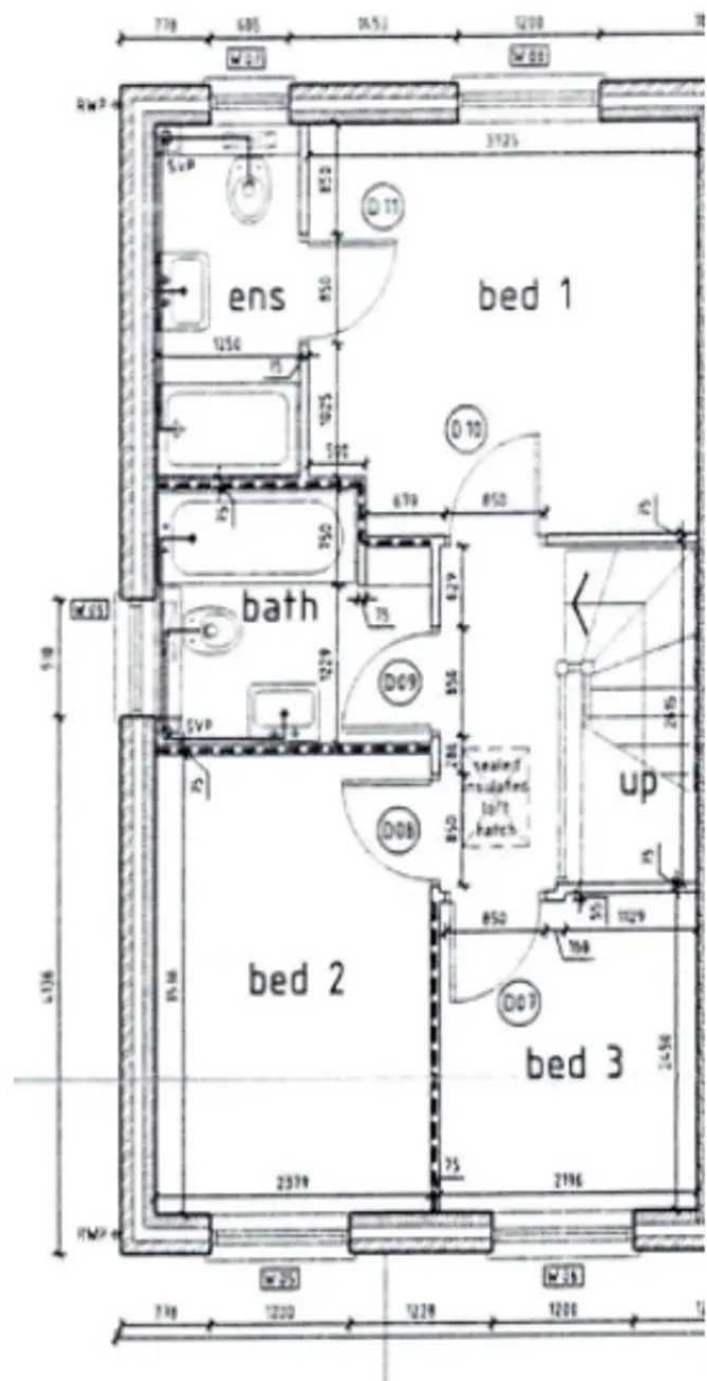
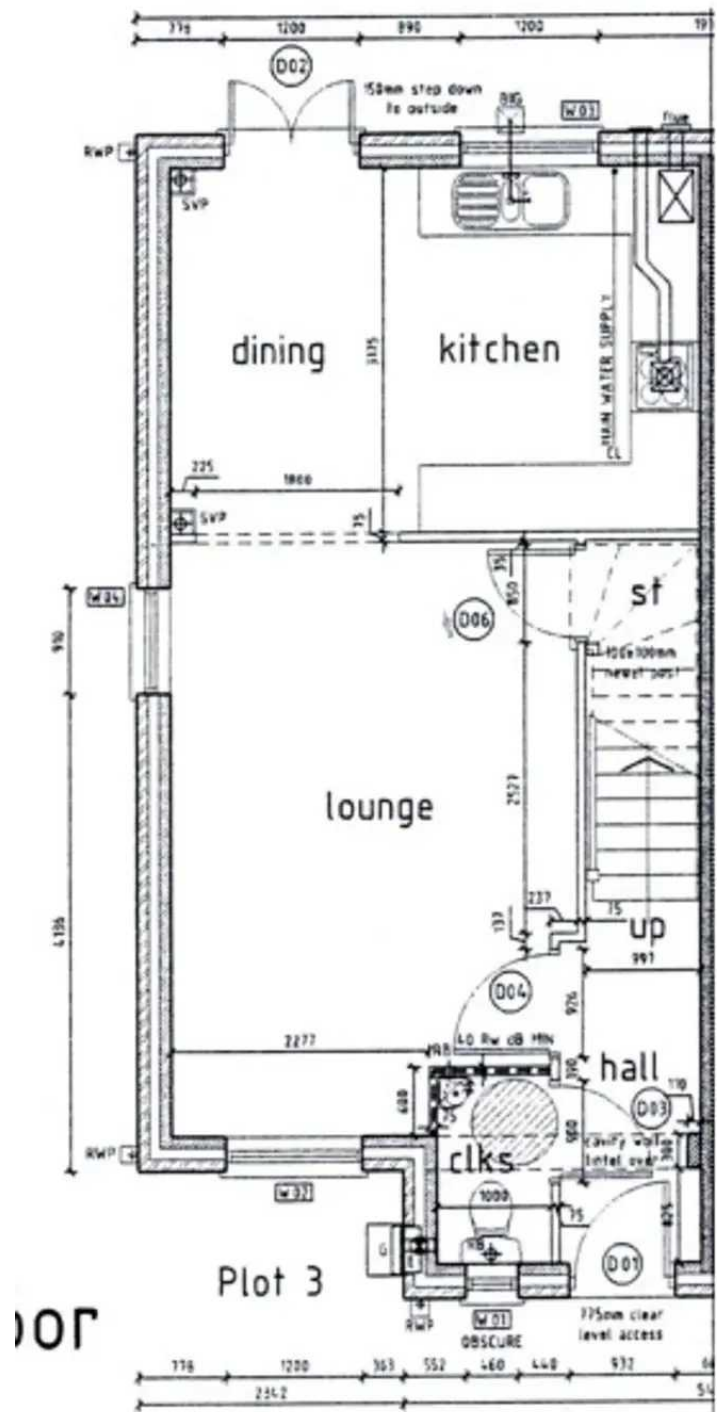
DRIVEWAY

2 Parking Spaces

Blocked paved driveway spaces for two cars.









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