



18 Laurel Avenue, Burscough  
£275,000



## Laurel Avenue, Burscough

Located within walking distance of the village this extended semi detached is bursting with space. Comprising of hallway, kitchen, lounge, dining and orangery on the ground floor with four great sized rooms and two bathrooms on the 1st floor. Fully boarded loft and garage plenty of storage. The property also benefits from private driveway, car port and enclosed rear garden with a summerhouse at the bottom of it. Viewings a must to admire this great property.

Council Tax band: C

Tenure: Leasehold

### Key Features

- Extended Semi Detached
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Enclosed Rear Garden
- Cul De Sac Location
- Car Port & Garage
- Private Driveway





### Entrance Hall

Front door into porch then door to hall. Doors leading into lounge and kitchen. Stairs to 1st Floor.

### Lounge

11' 8" x 14' 2" (3.55m x 4.33m)

Bay window to front. Fireplace. Double doors leading to dining room.

### Dining Room

8' 8" x 10' 2" (2.64m x 3.11m)

Opens into orangery.

### Orangery

7' 4" x 8' 9" (2.24m x 2.66m)

Tiled flooring. Bi-fold doors leading to patio.

### Kitchen

9' 1" x 10' 2" (2.77m x 3.09m)

A excellent range of eye and low level units incorporating 1 and a half stainless steel sink and drainer unit. Built in double oven, built in gas hob with extractor oven.

Integrated fridge and washing machine. Window to rear and door to side leading to car port.

### Landing

Doors to four bedrooms and both bathrooms. Loft access - boarded.

### Bedroom One

14' 10" x 10' 6" (4.52m x 3.20m)

Window to front. Fitted wardrobes and draws.

### Bedroom Two

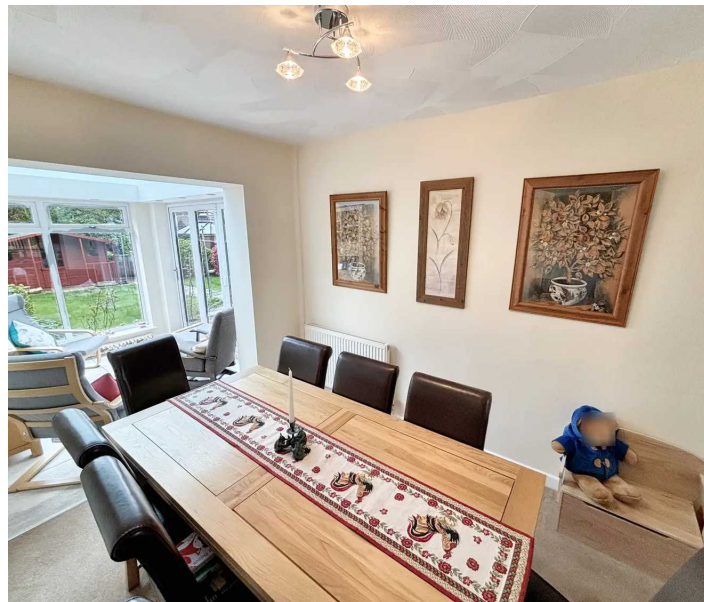
9' 11" x 9' 7" (3.01m x 2.91m)

Window to rear. Fitted wardrobes.

### Bedroom Three

9' 9" x 7' 10" (2.96m x 2.40m)

Window to rear.





**Bedroom Four**

6' 9" x 8' 8" (2.05m x 2.63m)

Window to front.

**Bathroom**

7' 7" x 7' 9" (2.32m x 2.36m)

Three piece suite comprising a panelled bath, vanity wash hand basin and low level WC. Fully tiled walls and flooring, heated towel rail and storage cupboard. Window to rear.

**2nd Bathroom**

Three piece suit comprising shower cubicle, vanity wash hand basin and low level WC. Fully tiled and heated towel rail. Window to front.

**Garage**

Double doors to front, plumbed for washing machine and has electrics.

**Front Garden**

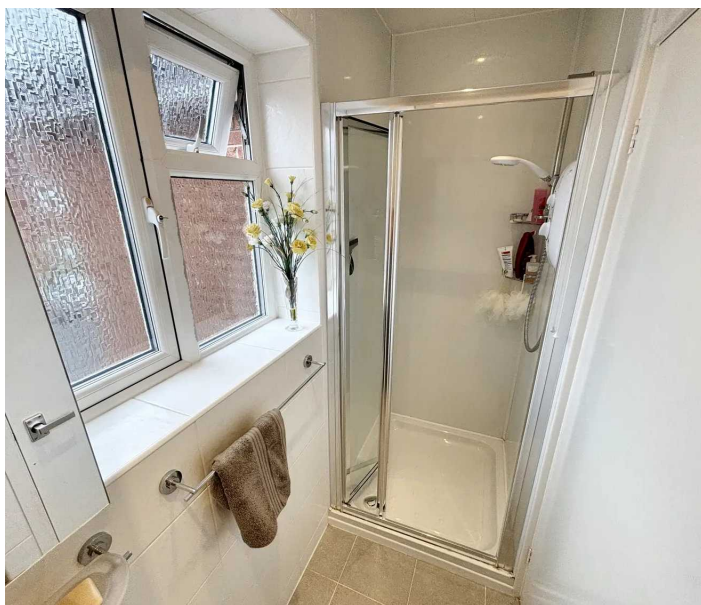
Private driveway to front and car port along side.

**Rear Garden**

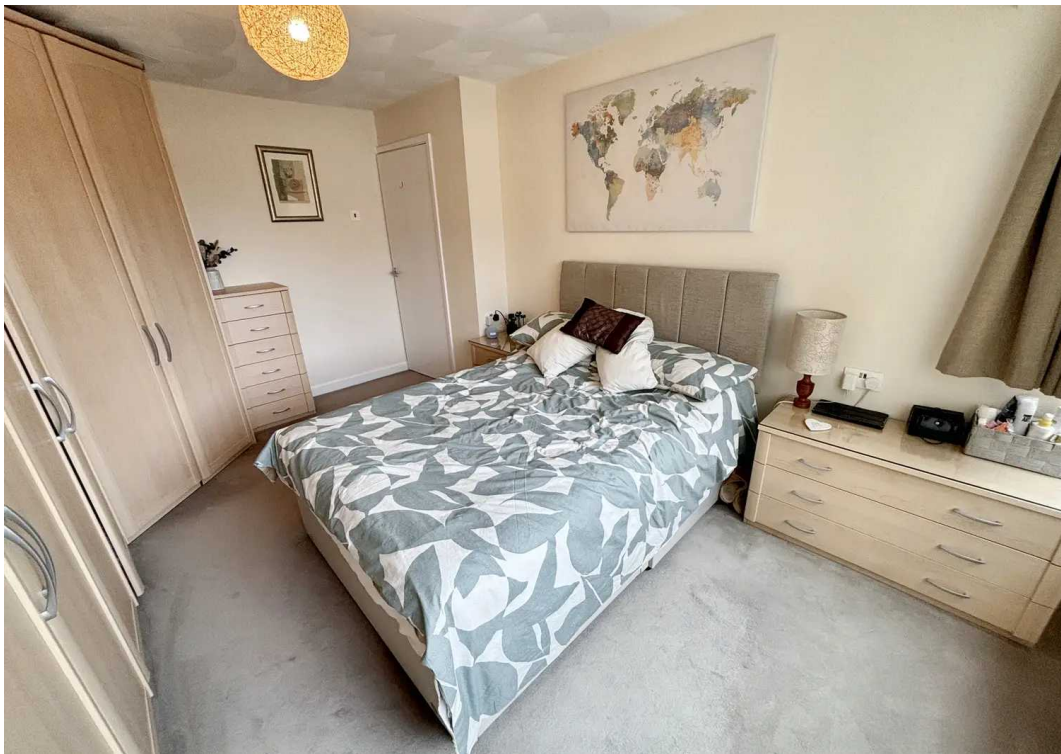
Enclosed rear garden. Planted borders, lawn and patio. Summerhouse to rear of garden.

**DRIVEWAY**

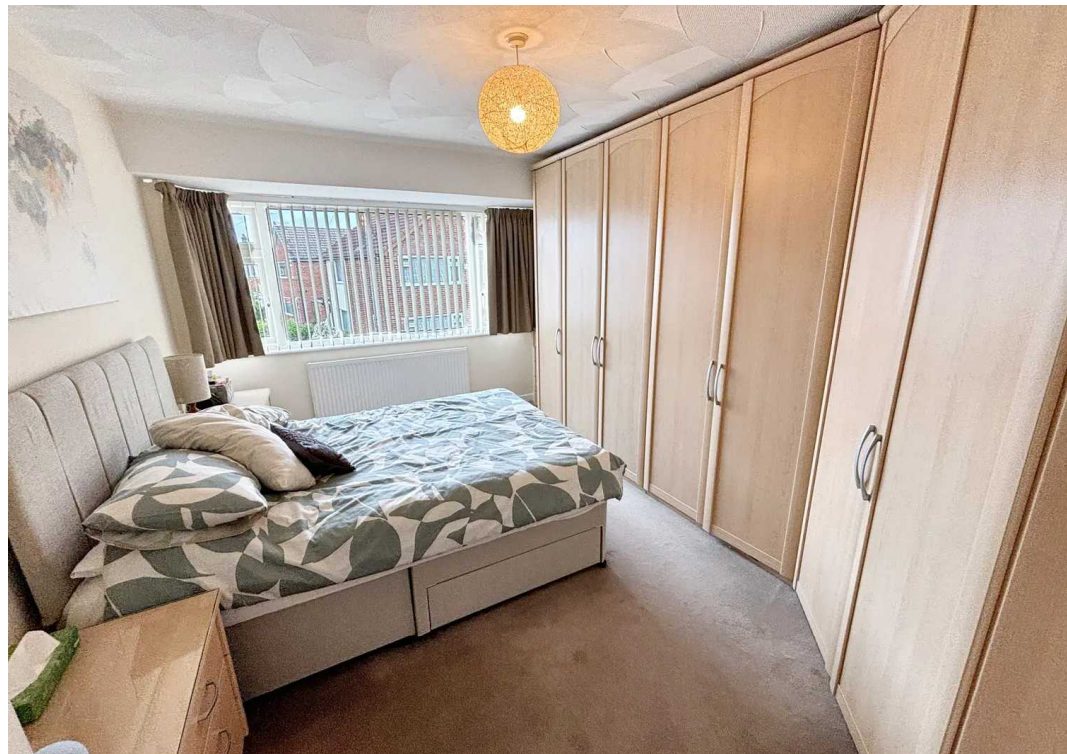
2 Parking Spaces



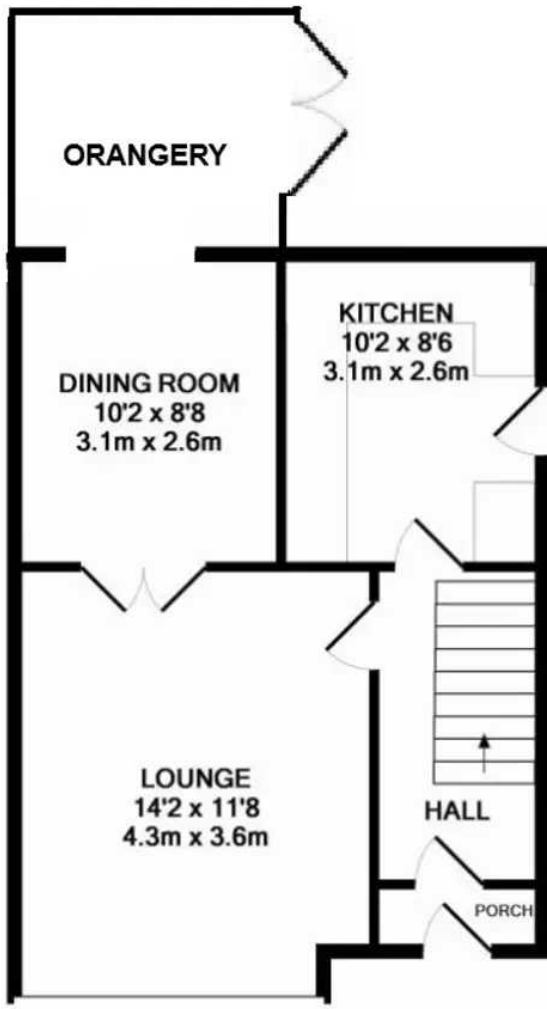




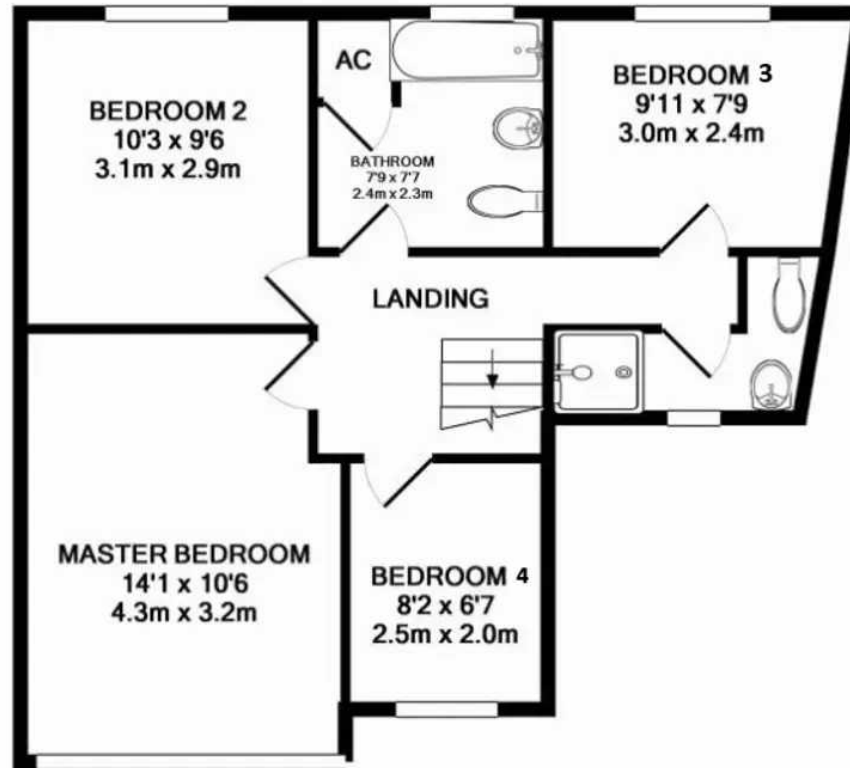








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 403 SQ.FT.  
 (37.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 524 SQ.FT.  
 (48.7 SQ.M.)

LAUREL AVENUE, BURSCOUGH, L40 0SS  
 TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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