



48 Orrell Lane, Burscough



## Orrell Lane, Burscough

Presenting this traditional semi detached house located in the village of Burscough. Comprising of hallway, lounge, kitchen dining, living room, utility room and bathroom on the ground floor with three double bedrooms and family bathroom on the 1st floor. The property also benefits from outbuilding with electrics and central heating, enclosed rear garden and private driveway. Viewings are a must to full admire the size and features this property has to offer.

Council Tax band: C

Tenure: Freehold

### Key Features

- Semi Detached House
- Three Double Bedrooms
- Two Receptions
- Two Bathrooms
- Utility Room
- Outbuilding With Central Heating
- Enclosed Rear Garden
- Private Driveway





### Entrance Hall

Front door into porch then door into hallway. Doors into the lounge, kitchen and reception room. Storage cupboard. Tiled flooring.

### Lounge

14' 0" x 13' 3" (4.27m x 4.05m)

Bay window to the front. Wood burner. Amtico flooring.

### Kitchen Dining

15' 4" x 13' 3" (4.67m x 4.04m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Integrated dishwasher, partly tiled walls and slate flooring. Window to the side and rear. Boiler in cupboard. Wood burner with brick feature surround.

### Reception

15' 0" x 7' 5" (4.58m x 2.26m)

Door to utility room. French doors leading to side and rear garden. Karndean flooring.

### Utility Room

6' 11" x 7' 6" (2.12m x 2.29m)

Door to shower room. Window to side. Plumber for washing machine. Karndean flooring.

### Study

7' 7" x 7' 8" (2.31m x 2.34m)

Outbuilding currently used as an office. Door to garden.

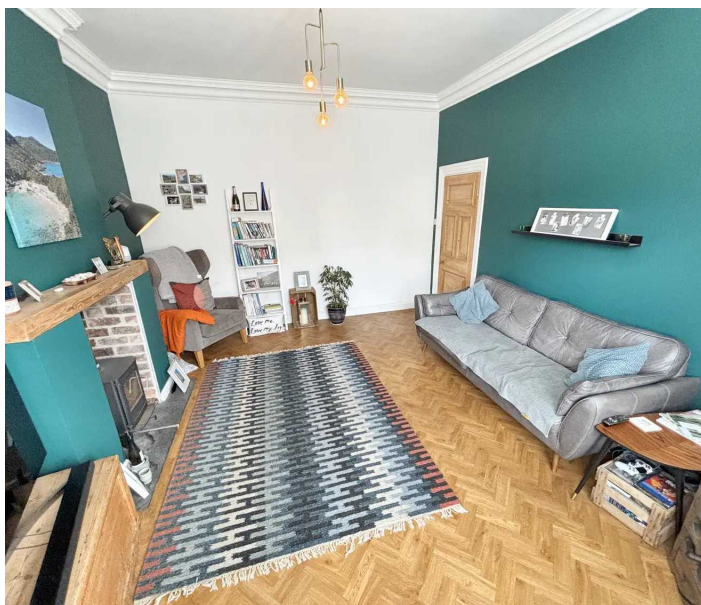
### Landing

Spacious landing. Doors leading to three bedrooms and bathroom. Window to rear.

### Bedroom One

13' 3" x 14' 3" (4.04m x 4.35m)

Window to front. Fireplace.





**Bedroom Two**

10' 4" x 10' 0" (3.16m x 3.06m)

Window to front.

**Bedroom Three**

9' 1" x 13' 3" (2.76m x 4.04m)

Window to side.

**Bathroom**

13' 1" x 5' 9" (4.00m x 1.75m)

Four piece suite comprising free standing bath, corner shower, pedestal wash hand basin and low level WC. Tiled flooring. Window to rear and side.

**Front Garden**

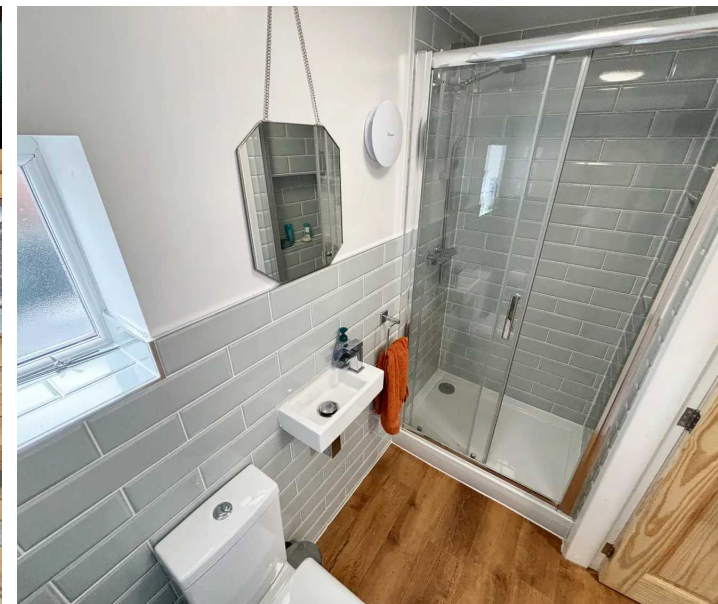
Wall garden with gravel. Driveway to the side with gate leading to rear garden.

**Rear Garden**

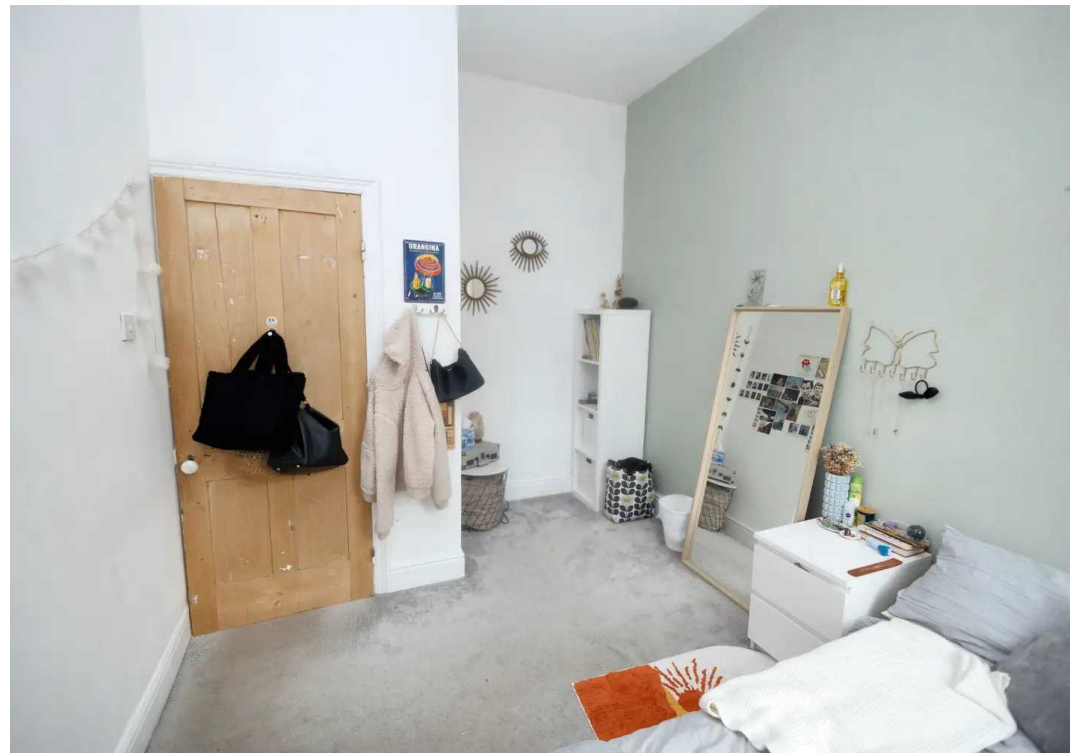
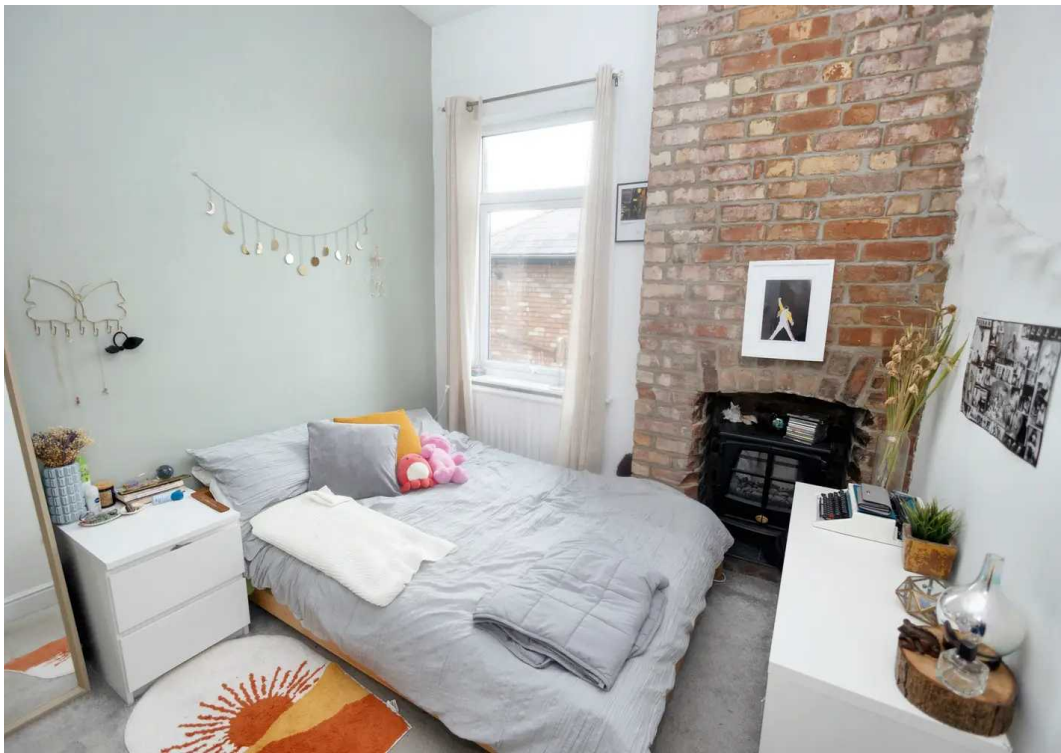
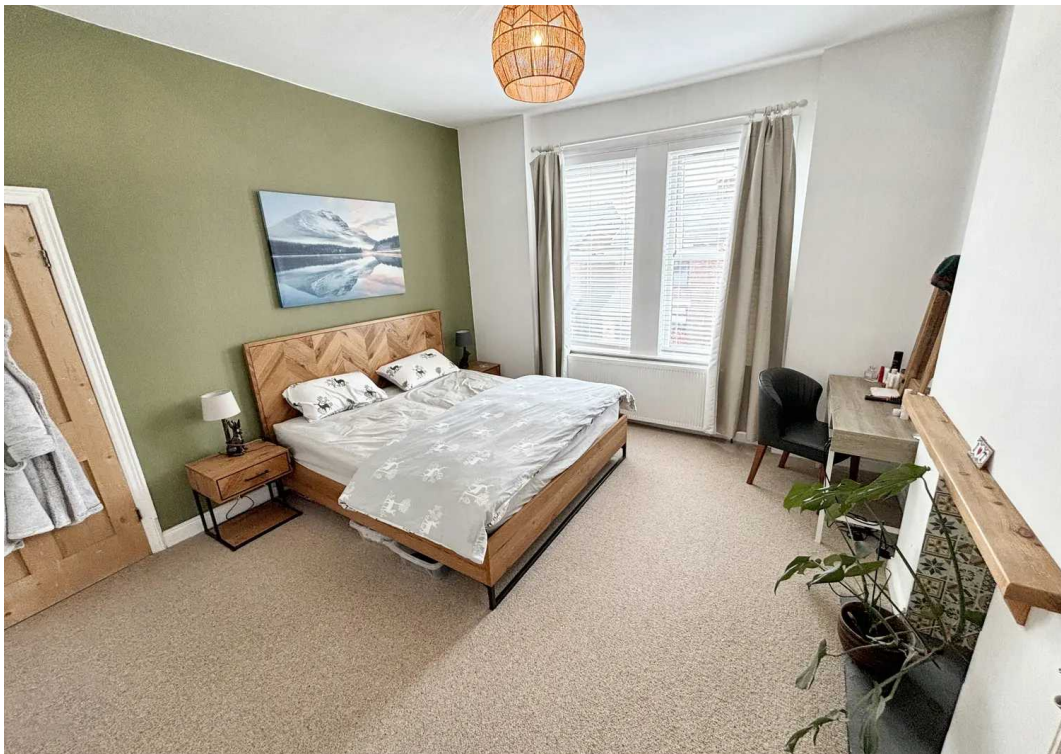
Enclosed rear garden, with two patios one towards rear has pergola, gravel area and lawns. Planted out borders.

**DRIVEWAY**

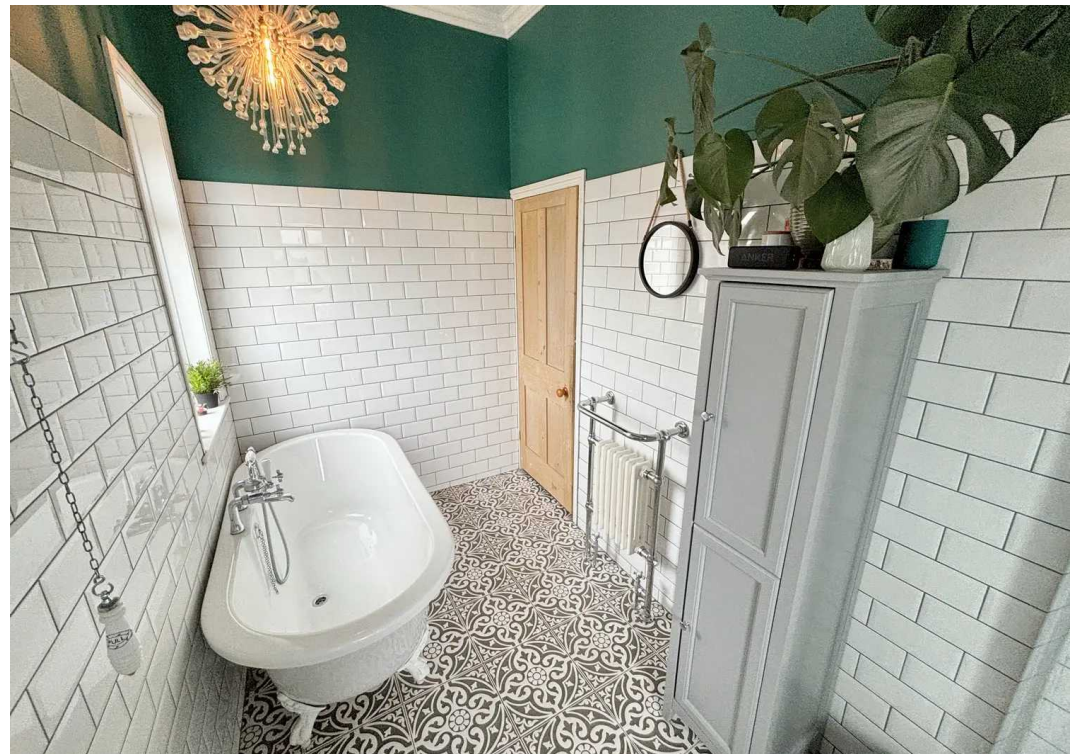
1 Parking Space









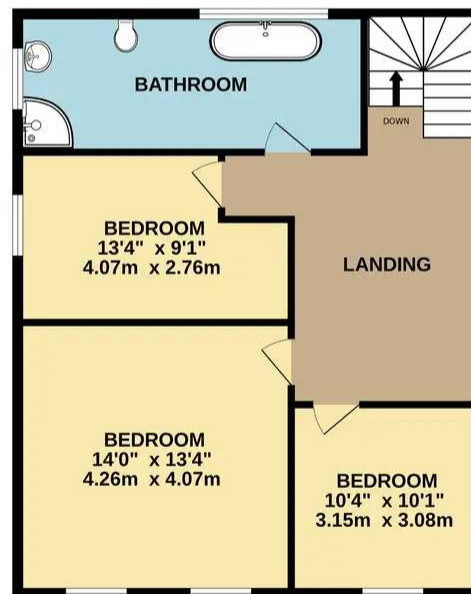




GROUND FLOOR



1ST FLOOR







## Victoria Estates & Property Management

49a Liverpool Road North, Burscough - L40 0SA

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

