



Arlon, Richmond Avenue, Burscough

Offers Over £300,000

Arlon, Richmond Avenue

REDUCED FOR QUICK SALE

Presenting 'Arlon' a four bedroom detached dormer bungalow located on a corner plot in a popular residential area. The property comprises of porch, hall, lounge dining, kitchen, three bedrooms and bathroom on the ground floor with loft room on 1st floor. Great sized gardens along the front, side and rear with carport, garage and private driveway. Viewings a must to see the potential this plot has to offer.

Council Tax band: E

Tenure: Freehold

Key features:

- Detached Bungalow
- Corner Plot
- Sunroom
- Front, Side & Rear Gardens
- Private Driveway
- Single Garage
- Freehold
- IN NEED OF MODERNISING!



Entrance Hall

Front door to porch then door to hallway. Doors from hallway leading to lounge, kitchen, three bedrooms and bathroom. Stairs to 1st floor.

WC

2' 8" x 5' 8" (0.81m x 1.72m)

Low level WC, partly tiled walls and window to rear.

Lounge

16' 10" x 20' 4" (5.13m x 6.21m)

Windows to front and side. L shape room with sliding doors leading to rear garden. Gas fire.

Kitchen

12' 8" x 9' 6" (3.85m x 2.89m)

A range of eye and low level units incorporating 1 and a half stainless steel sink and drainer unit. Partly tiled walls and plumbed in for washing machine. Window to rear and door to sunroom.

Bedroom One

10' 11" x 13' 9" (3.33m x 4.20m)

Window to front.

Bedroom Two

8' 9" x 8' 11" (2.66m x 2.71m)

Window to rear.

Bedroom Three

8' 11" x 8' 9" (2.71m x 2.67m)

Window to front. Fitted wardrobes and cupboards.

Bathroom & WC

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC which is in separate room next to the bathroom. Storage cupboard and partly tiled walls.

1st Floor Landing

Window to front with built in window bench. Storage cupboard and door to bedroom four.



Bedroom Four

8' 0" x 13' 11" (2.45m x 4.24m)

Two windows to front. Storage cupboard.

Garage

Single garage with electric door and electrics inside.

Window to side.

Front Garden

Well established garden with great size front lawn, planted out boarders. Flagged driveway front and side.

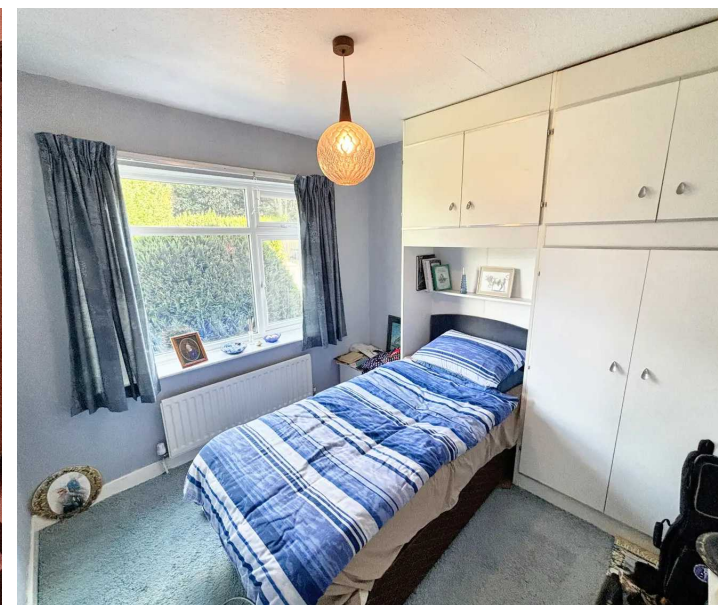
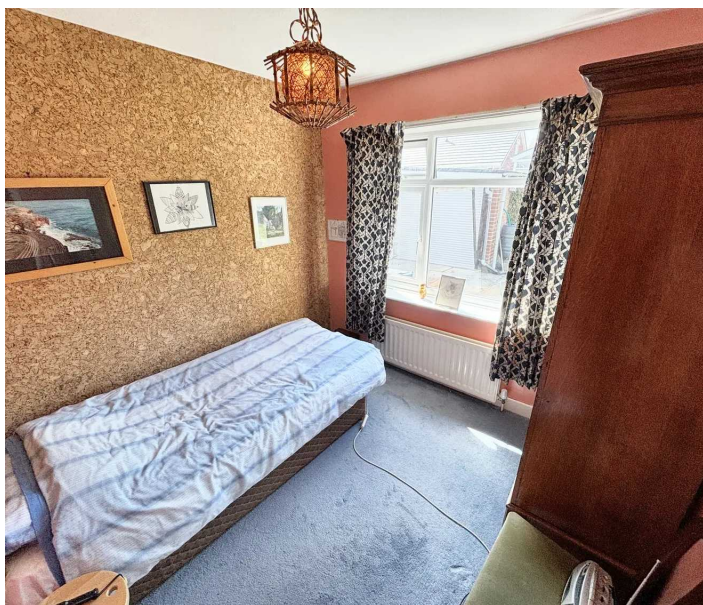
Rear Garden

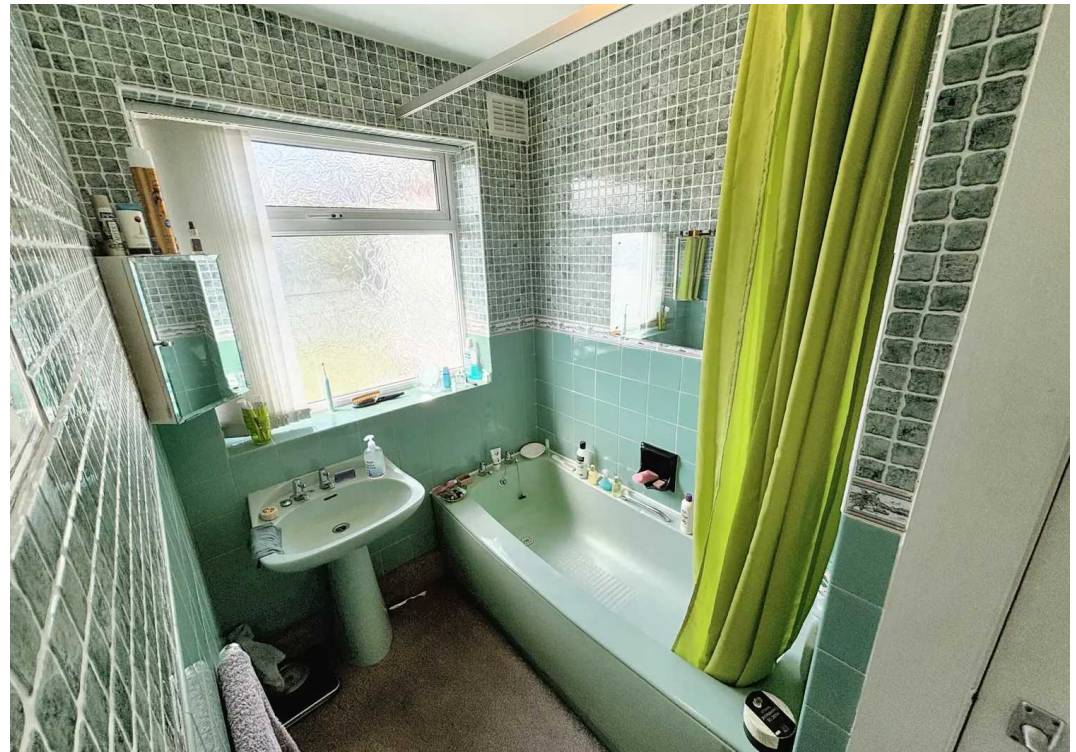
Enclosed rear and side garden with wooden pergola, lawn and patio area. Greenhouse and brick BBQ.

DRIVEWAY

4 Parking Spaces

Flagged driveway to front and along side through to carport.



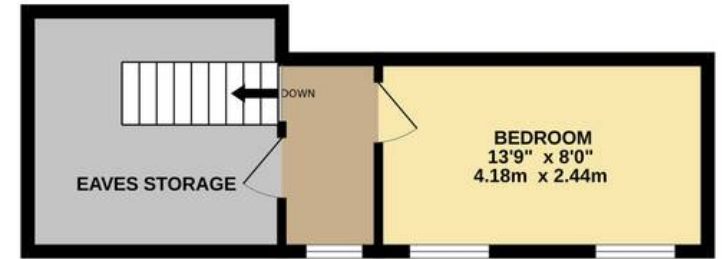




GROUND FLOOR



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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