



FOR SALE
VIE
VICTORIA ESTATES
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10 Abbey Fold, Burscough
Offers In Excess Of £315,000

Abbey Fold

Located on a popular development situated within a Cul De Sac, this spacious detached house comprises of hall, lounge, open plan kitchen dining, utility, conservatory and reception room/fifth bedroom all situated on the ground floor following up to the 1st floor you have four double bedrooms with the master room benefiting from a newly fitted En-suite and family bathroom. The property benefits from private driveway for spaces for up to two cars and enclosed rear garden. Viewings a must!!

Council Tax band: E

Tenure: Leasehold

Key Features :

- Detached House
- Open Plan Kitchen Dining
- Four/Five Bedrooms
- Utility Room
- Bathroom, En Suite and WC
- Cul de Sac Location
- Private Driveway



Entrance Hall

Front door to hall with doors then leading to lounge, dining, reception/bedroom five and WC. Boiler in inner hall cupboard.

Cloakroom

1' 10" x 5' 2" (0.56m x 1.58m)

Two piece suite comprising vanity unit wash hand basin and low level WC.

Lounge

14' 8" x 10' 6" (4.48m x 3.20m)

Window to front. French doors leading to dining kitchen.

Reception/Bedroom Five

13' 5" x 8' 7" (4.09m x 2.61m)

Window to front. Laminate flooring.

Conservatory

French doors to rear garden.

Kitchen Diner

7' 9" x 24' 1" (2.37m x 7.34m)

An excellent range of eye and low level units incorporating a 1 and a half stainless steel sink and drainer unit. Built in electric hob with canopy style extractor fan, built in electric double oven and integrated microwave, dishwasher and fridge freezer. Two windows to rear, door leading to utility and French doors leading to conservatory.

Utility room

Plumbed for washing machine. Both door and window to side.

Landing

Doors leading to four bedrooms and bathroom. Window to side. Storage cupboard and loft access.



Bedroom One

13' 3" x 10' 2" (4.04m x 3.11m)

Two windows to front and door to En-suite.

En Suite

Three piece suite comprising of shower cubicle with mixer shower over, vanity unit wash hand basin, with low level WC. Fully tiled walls. Heated towel rail and window to side.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.65m)

Window to rear.

Bedroom Three

12' 0" x 8' 4" (3.65m x 2.55m)

Window to front.

Bedroom Four

8' 4" x 7' 11" (2.54m x 2.41m)

Window to rear.

Bathroom

6' 5" x 7' 11" (1.95m x 2.42m)

Three piece suite comprising P shaped panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls and tiled flooring. Window to Rear.

Rear Garden

Enclosed rear garden with patio area and raised Astro turf lawn. Side access leading to front drive.

Front Garden

Private driveway and lawn.

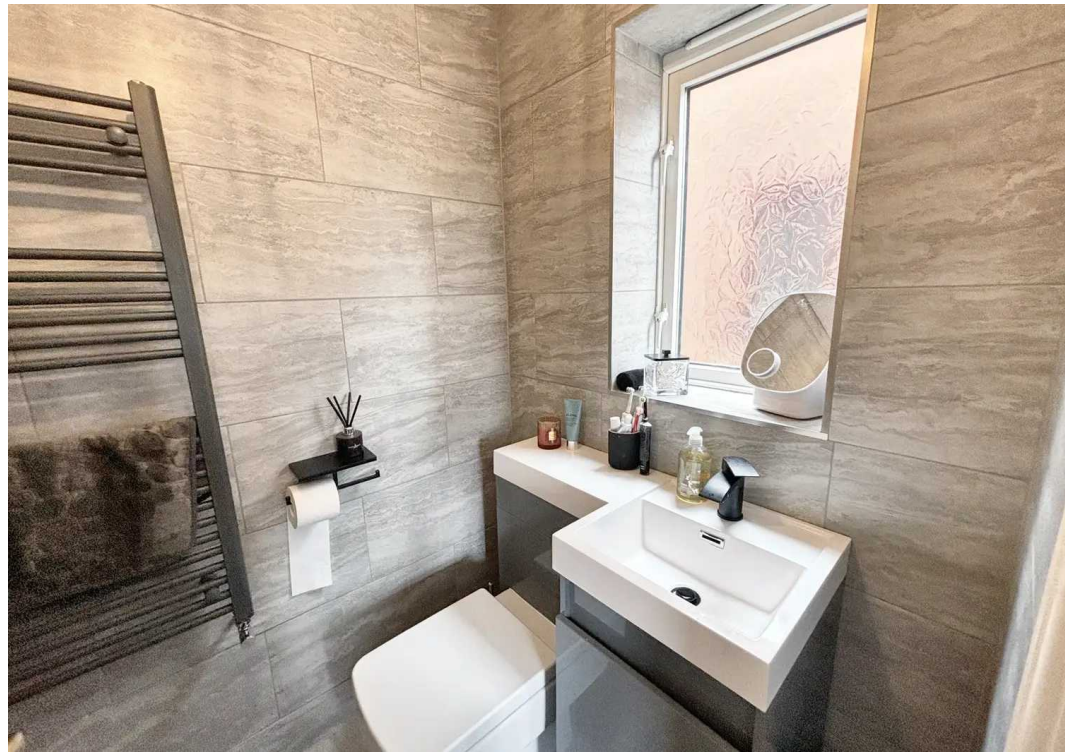
DRIVEWAY

2 Parking Spaces

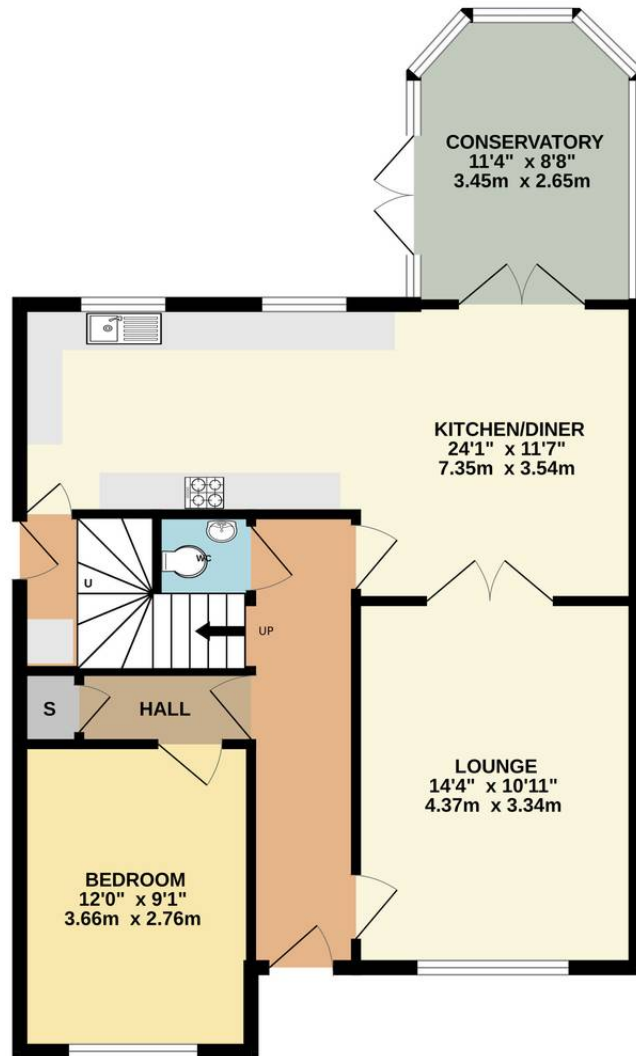
Private driveway with spaces for up to 2 cars.



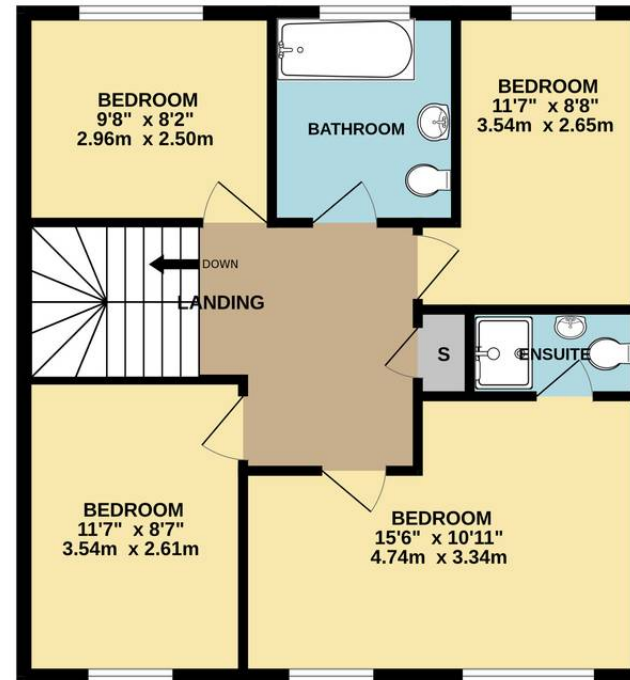




GROUND FLOOR



1ST FLOOR





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