



**15 Moss Nook, Burscough**  
**In Excess of £200,000**



## Moss Nook

Located on the popular sought after lane 'Moss Nook' this detached bungalow is marketed with no onwards chain. This true bungalow is in need of some attention however the possibilities could be endless. Currently the bungalow comprises of porch, hall, two double bedrooms, bathroom, three receptions and an open kitchen dining. The external of the property boasts a great sized front and rear garden once uncovered and detached garage.

**Please note due to safety NO Children will be allowed to accompany any adults on viewings.**

Council Tax band: D

Tenure: Freehold

### Key Features:

- Detached Bungalow
- Two Bedrooms
- Three Receptions
- Detached Garage
- Sought After Area
- Great Plot!
- REQUIRES A LOT OF WORK!!!
- NO ONWARDS CHAIN





### Entrance Hall

Front door to porch the door to hallway. Doors leading to both bedrooms, bathroom and living room. Loft access.

### Lounge

11' 11" x 11' 11" (3.63m x 3.64m)

Bay window to front. Fireplace.

### Dining Room

10' 6" x 11' 11" (3.20m x 3.63m)

Two windows to side. Arch through to lounge.

### Kitchen Dining

16' 6" x 12' 10" (5.02m x 3.91m)

A range of eye and low level units incorporating a sink and drainer unit. Window to rear. Door to rear porch and double doors leading into rear living room.

### Family Room

15' 3" x 14' 7" (4.66m x 4.45m)

French doors to rear garden. Fireplace and windows to side.

### Bedroom One

12' 0" x 11' 11" (3.65m x 3.63m)

Bay window to front.

### Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Two windows to side.

### Bathroom

8' 0" x 4' 11" (2.43m x 1.51m)

Three piece suite comprising a panelled bath with mixer shower, vanity wash hand basin and low level WC. Fully tiled walls.

### Garage

Up and over door to front.





### FRONT GARDEN

Private driveway, front lawn - overgrown.

### REAR GARDEN

Enclosed rear garden - overgrown.

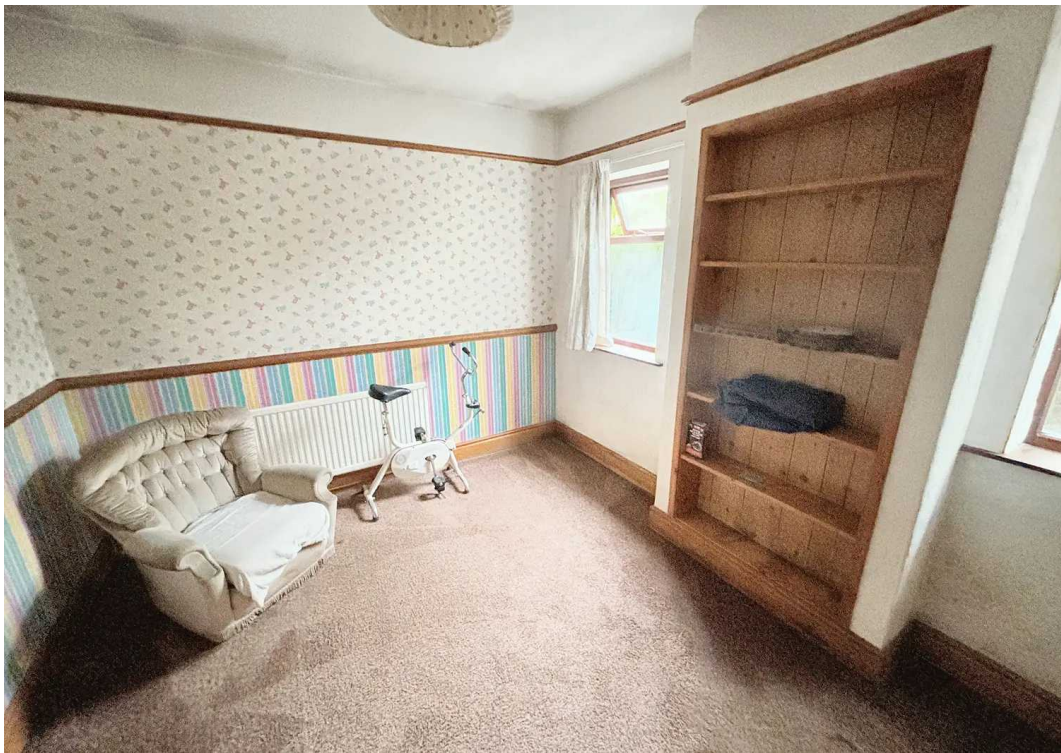
### DRIVEWAY

3 Parking Spaces

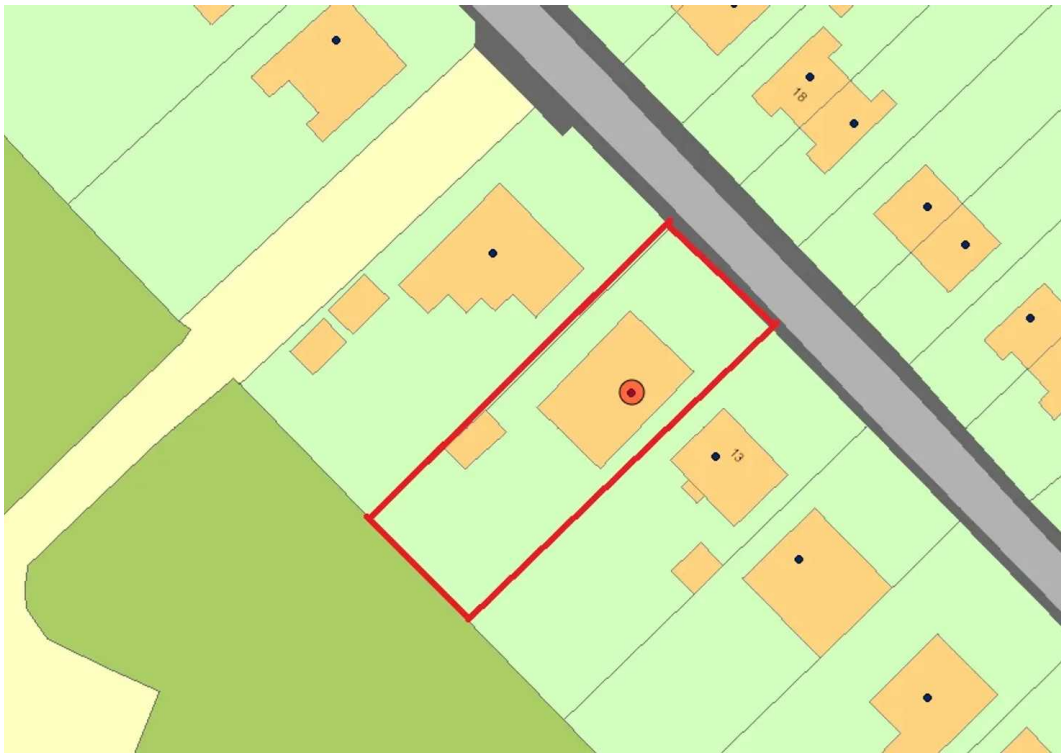
Private driveway to front with spaces for a few cars once cleared and once cleared there is space for cars to drive down side of house to rear garden.





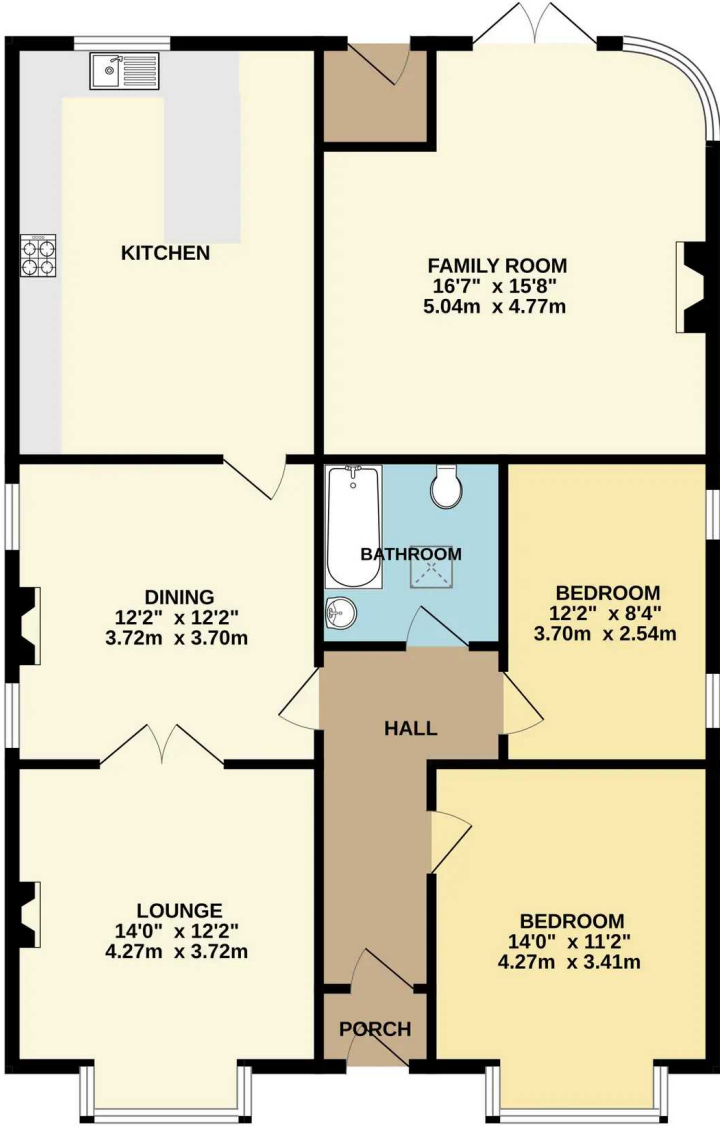








GROUND FLOOR



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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