



21 Junction Lane, Burscough  
In Excess of £375,000

## Junction Lane

This traditional yet unique Character Property is located on the popular 'Junction Lane'. Undergoing improvement this house is available for viewings.

The property comprises of porch, hallway, lounge, kitchen dining on the ground floor with utility room in the basement. On the 1st floor the property benefits from three double bedrooms and bathroom.

The external of the property features front and rear gardens, driveway with right of way access to rear neighbour and detached garage and outbuildings

Burscough hosts many amenities which are within walking distance of the property. Marketed with NO CHAIN!

Council Tax band: E

Tenure: Freehold

- Character Property
- Three Double Bedrooms
- Detached Garage
- Front & Rear Gardens
- Close To Amenities
- Needs Work & Currently Undergoing Improvements
- Freehold
- NO ONWARDS CHAIN



**Entrance**

Front door to porch and door to hall. Doors leading to lounge, kitchen dining and stairs to 1st floor and basement. Tiled flooring.

**Lounge**

21' 11" x 14' 5" (6.68m x 4.39m)

Bay window to front. Laminate flooring and feature fireplace.

**Kitchen Dining**

14' 1" x 17' 0" (4.30m x 5.19m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor hood over and built in electric oven. Integrated dishwasher and fridge freezer. Large window to front.

**Landing**

Stairs to small 1st landing with door to bedroom three and further steps leading to main landing with doors leading to bedroom one, two and bathroom. Storage cupboard.

**Bedroom One**

14' 6" x 18' 6" (4.43m x 5.64m)

Two windows to the front. Fireplace and cupboard with tank in.

**Bedroom Two**

14' 2" x 15' 5" (4.31m x 4.69m)

Window to front.

**Bedroom Three**

13' 7" x 12' 7" (4.15m x 3.83m)

Window to rear.

**Bathroom**

8' 11" x 6' 9" (2.73m x 2.07m)

Three piece suite comprising panelled bath with shower over and screen, vanity wash hand basin and low level WC. Heated towel rail and fully tiled. Window to side.



**Utility Room (Basement)**

Stairs down into basement - used for utility room.

**Garage**

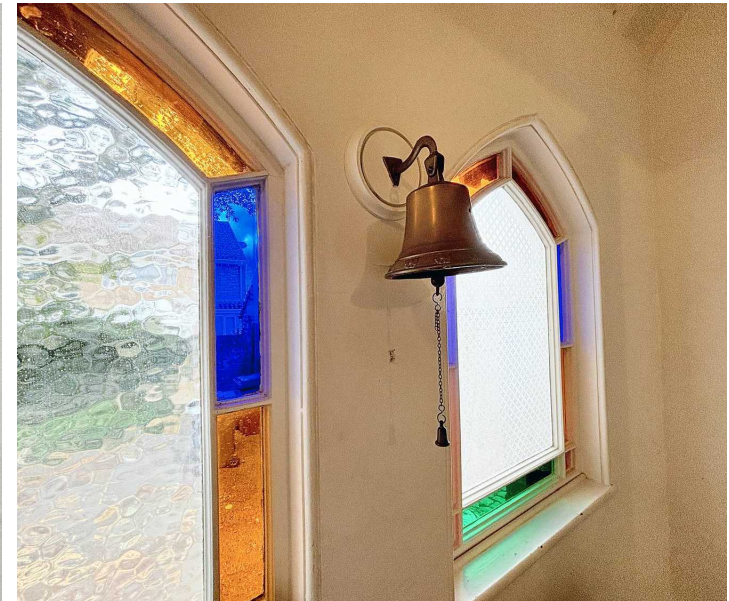
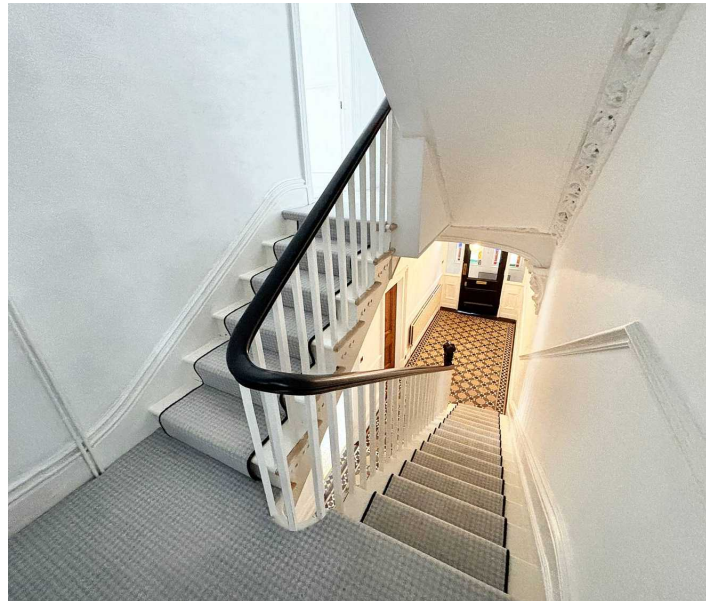
Detached garage with electrics.

**Front Garden**

Front garden with lawn. Driveway, garage and courtyard.  
Right of way access to rear neighbour from open courtyard.

**Rear Garden**

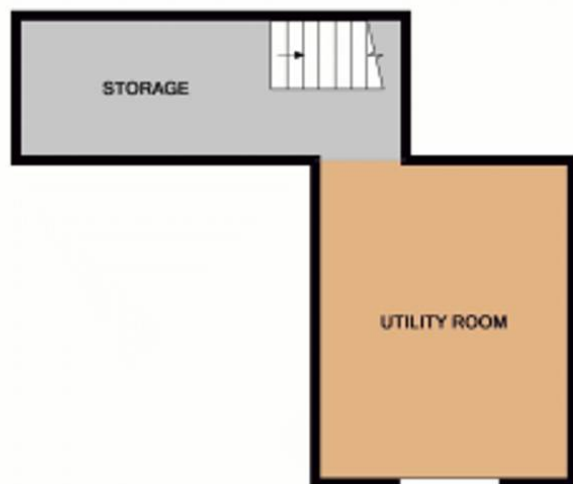
Enclosed detached rear garden mainly lawn. Access from courtyard.



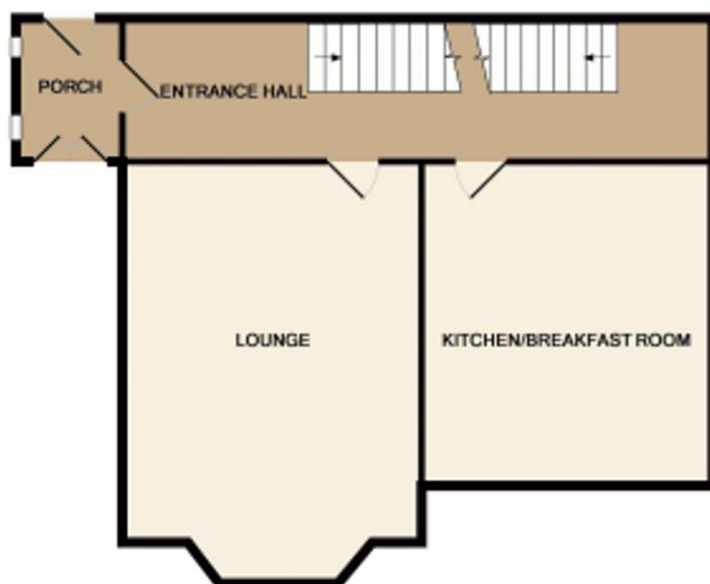




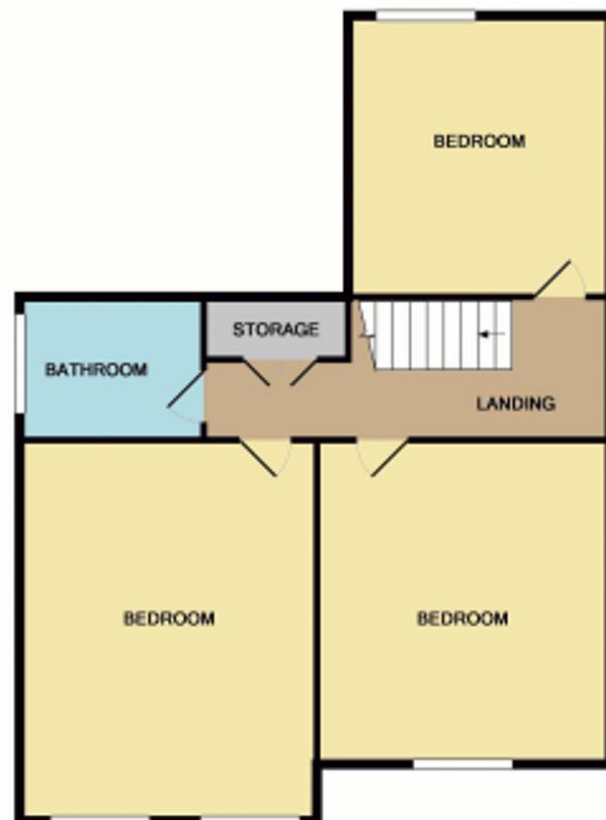




BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR





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