





**PLEASE READ FULL PARTICULARS - VIEWINGS  
STRICTLY BY APPOINTMENT ONLY!**

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

**The property has undergone a make over with some great improvements such as: electrics, decoration, flooring, new En-suite and driveway.**

The property comprises of porch, hallway, lounge, kitchen dining on the ground floor with utility/reception in the basement. On the 1st floor the property benefits from three double bedrooms and bathroom and soon to be En-Suite.

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

The property is not your original 'Semi Detached house' and has been converted into two houses, creating right of ways and flying freehold. The house boasts high ceilings and large rooms and basement. Burscough hosts many amenities which are within walking distance of the property. Marketed with NO CHAIN!

- Character Property
- New En-Suite To Being Installed
- Freshly Decorated & New Flooring
- Three Double Bedrooms
- Front & Rear Gardens
- Close To Amenities
- 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. The master bedroom is undergoing construction to incorporate three piece En-suite.

**Bedroom Two**

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

Window to front.

**Bedroom Three**

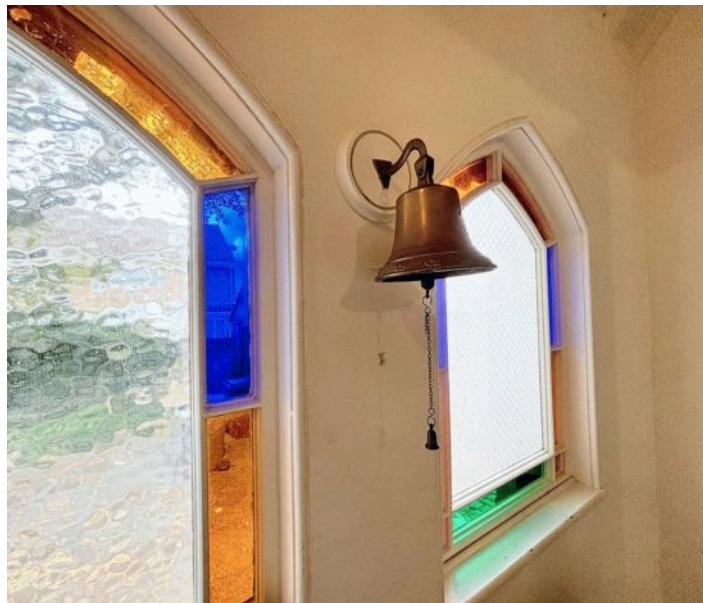
13' 7" x 12' 7" (4.15m x 3.83m)

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 can be used as another reception such as cinema room, lounge and utility facilities.

**Garage/ Outbuildings**

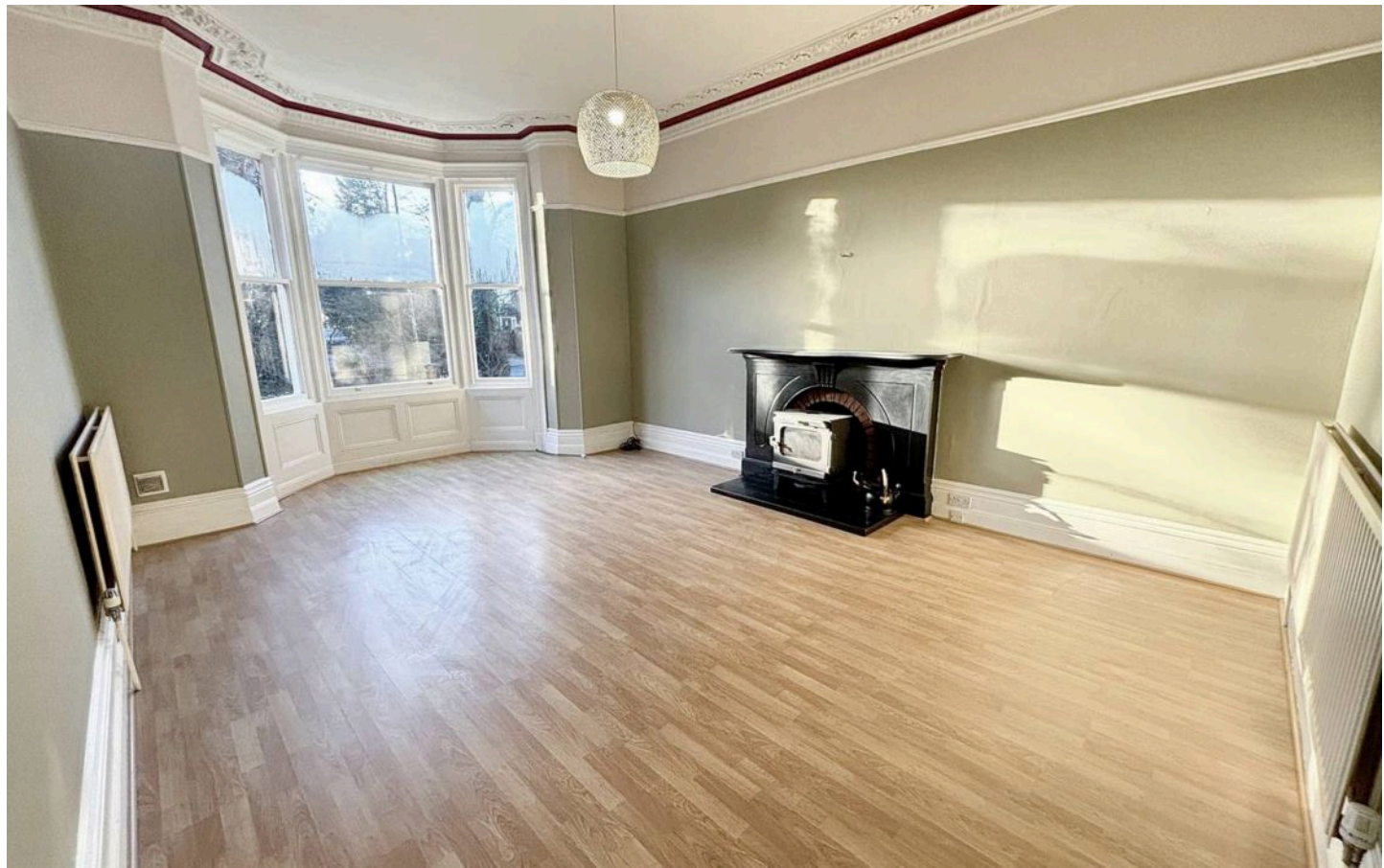
Detached garage with electrics with 2 outbuildings to the rear, 1 used for storage the other to used as office.

**Front Garden**

Front garden with lawn. Shared access driveway with detached garage and courtyard. Right of way access to neighbour from open courtyard.

**Rear Garden**

Enclosed rear garden mainly lawn. Undergoing work there will be a driveway with spaces for up to 2/3 cars at the entrance of garden.







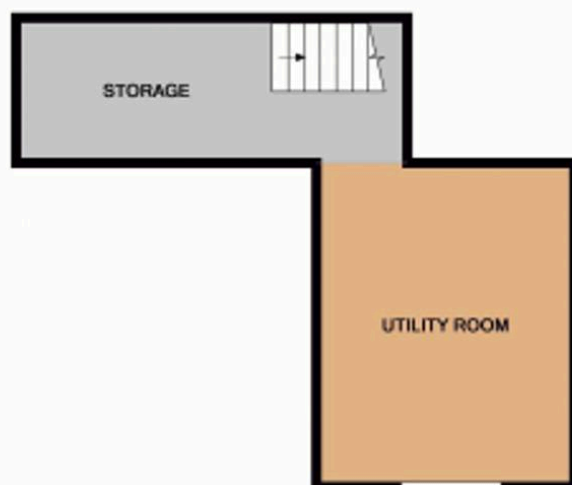




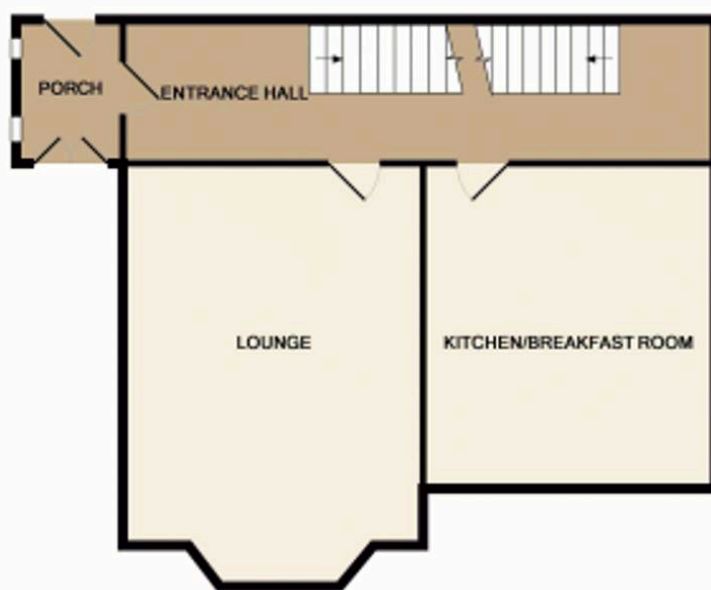




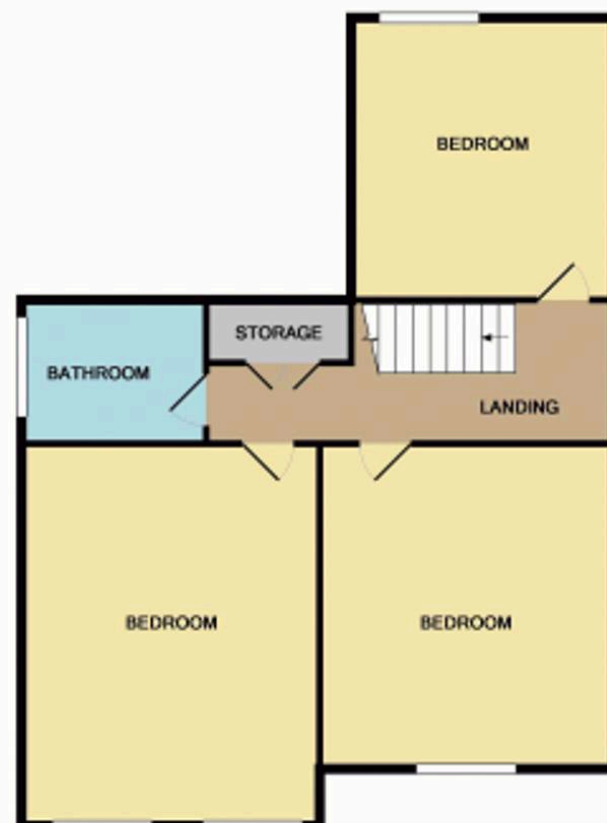




BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR





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