



**68 Richmond Avenue, Burscough**  
**Offers Over £200,000**



## Richmond Avenue

Semi Detached property located on the popular road 'Richmond Avenue' which is within walking distance to the village amenities and train links. The house comprises of hall, lounge, dining, kitchen, two bedrooms and bathroom. Externally the property benefits from both enclosed front and rear gardens. Perfect for first time buyers and marketed with no onwards chain. Viewings a must to see the potential this property has to offer.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Two Double Bedrooms
- Two Receptions
- Newly Fitted Kitchen
- Hive System
- Great Sized Rear Garden
- Huge Potential - Viewings A Must!
- NO ONWARDS CHAIN





### Entrance Hall

Front door to hallway. Doors leading to lounge, dining, understairs storage and stairs to 1st floor.

### Lounge

13' 11" x 11' 2" (4.25m x 3.40m)

Bow window to front and gas fire. New carpet.

### Dining Room

16' 9" x 8' 5" (5.10m x 2.57m)

Storage cupboard with boiler which is connected to Hive system. Window to side and French doors leading to rear garden. Door to kitchen.

### Kitchen

12' 5" x 8' 3" (3.78m x 2.52m)

A fitted kitchen with an excellent range of eye and low level units incorporating a twin ceramic sinks with drinking water filter system and water pump boost. Built in electric hob with extractor built over, built in double oven, combo microwave and electric warmer shelf. Fully tiled walls. Built in space for free standing fridge freezer. Plumbed for washing machine. Window to rear and door to side.

### Landing

Door to two double bedrooms and bathroom. Loft access and window to side.

### Bedroom One

16' 8" x 16' 2" (5.07m x 4.93m)

Spacious double with two windows to front, fire place feature and built in wardrobe/cupboard.

### Bedroom Two

12' 6" x 9' 4" (3.80m x 2.84m)

Window to rear. Storage cupboard.

### Bathroom

7' 7" x 5' 10" (2.30m x 1.79m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled. Window to rear and storage cupboard.



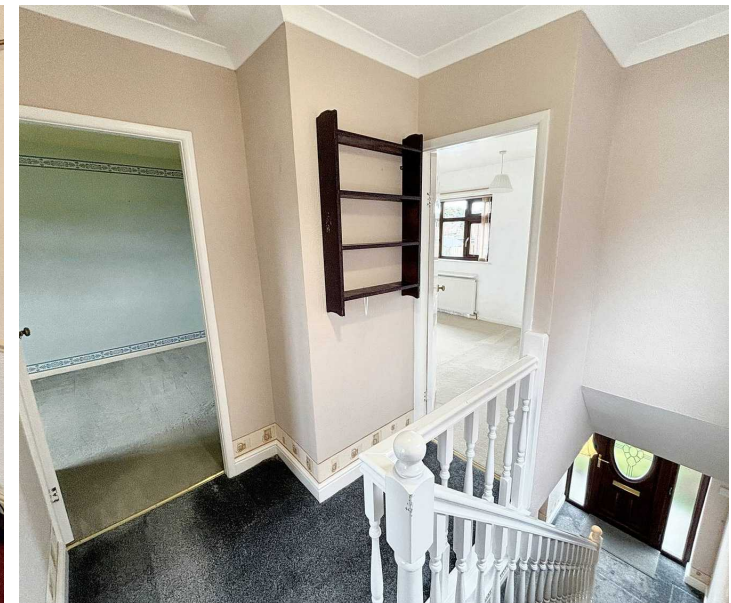


## FRONT GARDEN

Enclosed front garden with pathway to front door and side gate leading to rear garden. Planted borders and lawn has potential to be made into driveway with correct planning/permission.

## REAR GARDEN

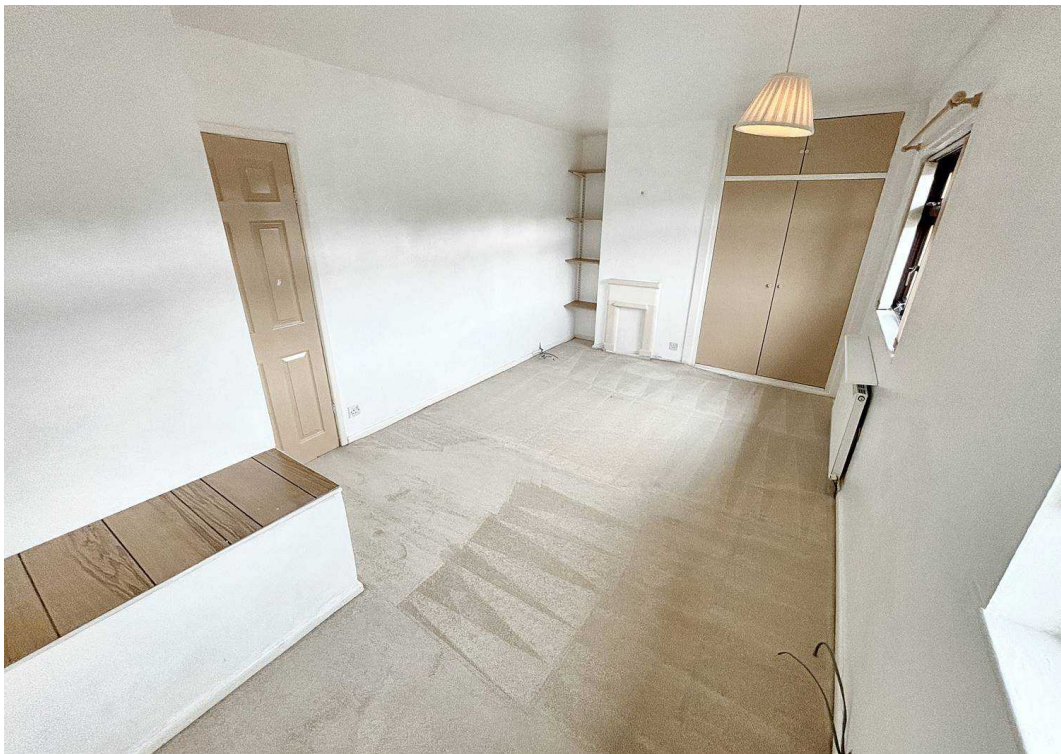
A great sized enclosed rear garden, patio, lawn with fruit, vegetable patches to the rear. Water tap and electrics. The rear garden has been completely cat-proofed via metal fence extenders and netting to keep pets confined to the garden. Extra cat-proofed side gate also.







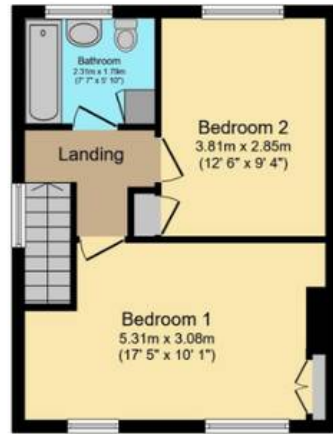








**Ground Floor**



**First Floor**

Total floor area 83.0 sq.m. (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Powered by [audioagent.com](http://audioagent.com)





## Victoria Estates & Property Management

49a Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT