



**8 Warpors Moss Lane, Burscough**  
**£200,000**

## Warpers Moss Lane

Well presented mid terrace house which is within walking distance to Burscough Village. The property comprises of porch, hall, lounge, open plan kitchen living, two double bedrooms and bathroom over ground and 1st floor. Private driveway and enclosed rear patio and garden with right of way access. Viewings a must – perfect for first time buyers!

Council Tax band: B

Tenure: Freehold

### Key Features:

- Mid Terrace House
- Two Double Bedrooms
- Extended Open Plan Kitchen Living
- Enclosed Rear Garden & Patio
- Private Driveway
- Walking Distance To Village
- Freehold
- Attention First Time Buyers/Downsizers



### Entrance Hall

Front door to porch then door to hall. Stairs to 1st floor and door into lounge.

### Lounge

11' 11" x 12' 6" (3.62m x 3.80m)

Window to front. Electric fireplace. Door to kitchen.

### Kitchen

15' 5" x 9' 4" (4.71m x 2.84m)

An excellent range of eye and low level units incorporating a sink and drainer unit. Built in electric hob with canopy style extractor built over, built in double oven and microwave. Integrated fridge freezer, dishwasher and washing machine. Laminate flooring and understairs storage. Opens into living room.

### Living Room

12' 10" x 12' 1" (3.92m x 3.69m)

Laminate flooring. Two sets of French doors to rear.

### Landing

Doors to both bedrooms and bathroom.

### Bedroom One

20' 3" x 12' 2" (6.17m x 3.70m)

Window to rear. Boiler in cupboard.

### Bedroom Two

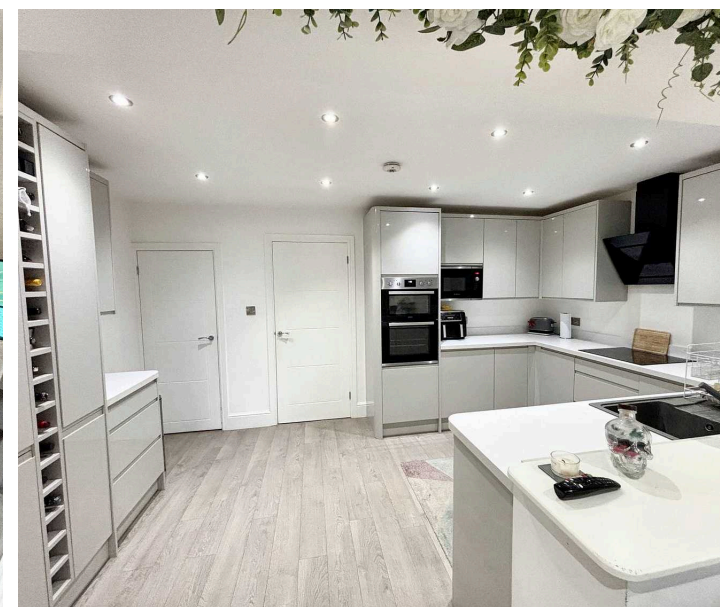
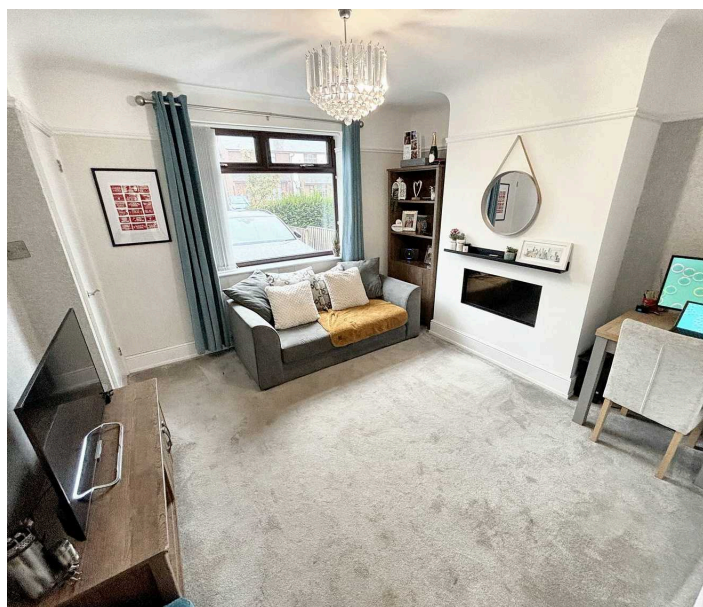
10' 5" x 11' 1" (3.17m x 3.38m)

Window to front. Built in/fitted wardrobes with sliding doors.

### Bathroom

7' 1" x 7' 2" (2.16m x 2.18m)

Three piece suite comprising panelled bath and mixer shower over and screen, vanity wash hand basin and low level WC. Tiled walls and laminate flooring. Heated towel rail.



### FRONT GARDEN

Block paved driveway for spaces for multiple cars.

### REAR GARDEN

Enclosed rear patio with gate leading to right of way access and gate to further rear garden.

### DRIVEWAY

4 Parking Spaces

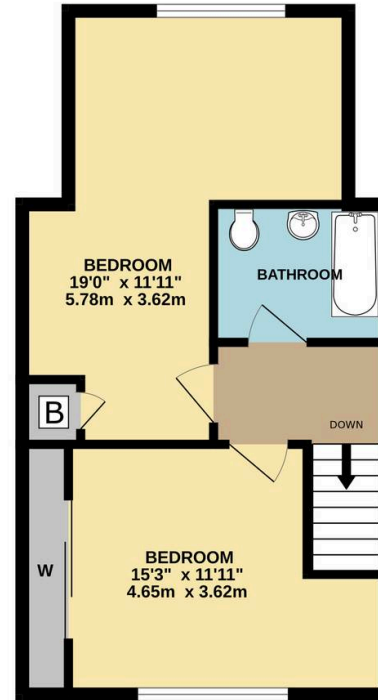




GROUND FLOOR



1ST 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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