



61 Square Lane, Burscough  
£200,000



## Square Lane

A traditional and extended mid terrace cottage comprising open plan dining lounge, modern kitchen with dining area on the ground floor with two bedrooms and modern bathroom on the 1st floor. The property benefits from rear courtyard and detached rear garden. Off road allocated parking for up to two cars. Attention first time buyers!!!

Council Tax band: B

Tenure: Freehold

- Extended Mid Terrace House
- Two Bedrooms
- Modern Bathroom
- Open Plan Lounge Dining
- Modern Kitchen Dining
- Rear Allocated Parking
- Rear Garden & Rear Courtyard
- Attention First Time Buyers





### Entrance Hall

Front door to hall. Stairs to 1st floor and door leading to dining lounge.

### Dining Room

11' 0" x 13' 0" (3.35m x 3.96m)

Window to front, fireplace, laminate flooring and opens into lounge.

### Lounge

14' 2" x 9' 7" (4.33m x 2.91m)

Laminate flooring and double doors leading to kitchen.

### Kitchen Dining

14' 10" x 12' 0" (4.52m x 3.67m)

An excellent range of eye and low level units incorporating a breakfast bar, a stainless steel sink and drainer unit. Built in gas hob with canopy style extractor hood built over and built in oven. Plumbed in for washing machine and dishwasher with space also for dryer. Space for American fridge freezer. Window and door to rear and laminate flooring.

### Landing

Loft access with ladder, part boarded. Doors to both bedrooms and bathroom.

### Bedroom One

11' 0" x 10' 2" (3.36m x 3.11m)

Two windows to front.

### Bedroom Two

7' 0" x 9' 2" (2.13m x 2.79m)

Window to rear.

### Bathroom

6' 9" x 9' 2" (2.05m x 2.79m)

Three piece suite comprising a double walk in shower cubicle, vanity wash hand basin unit and low level WC. Fully tiled walls and floor. Heated towel rail and window to rear.





### FRONT GARDEN

Small enclosed front garden.

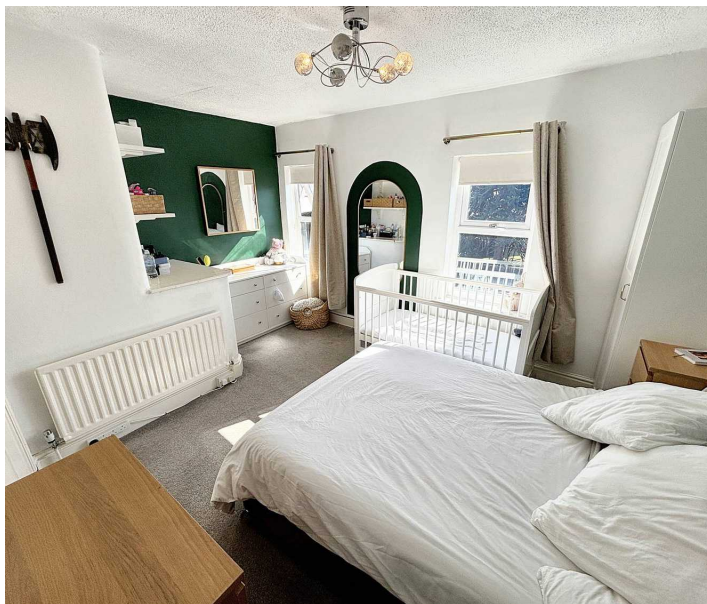
### REAR GARDEN

Enclosed rear yard, gate to right of way access two parking spaces, and then a further garden with lawn and patio. Planted out borders. Wooden shed.

### OFF STREET

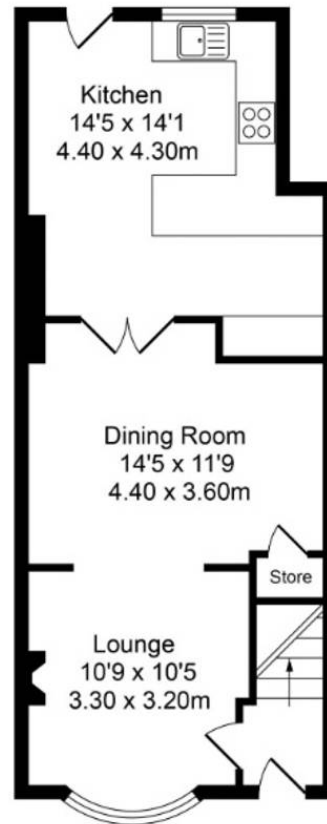
2 Parking Spaces

Allocated parking to rear of property.



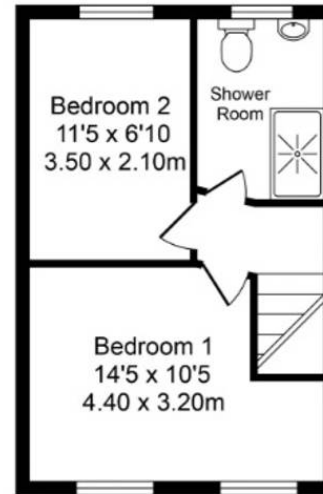
**Total Approx. Floor Area 852 Sq.ft. (79.2 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**

Approx. Floor Area 526 Sq.Ft (48.9 Sq.M.)



**First Floor**

Approx. Floor Area 326 Sq.Ft (30.3 Sq.M.)





## Victoria Estates & Property Management

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