



59 Elm Road, Burscough  
£230,000

## Elm Road

Presenting this Semi Detached House new to the open market. Accommodation is spread over three floors as follows: hall, lounge and kitchen dining on the ground floor with two double bedrooms and family bathroom on the 1st floor. Into the loft conversion we have the master bedroom benefitting from it's own En-suite. The external of the property benefits from enclosed rear garden and private driveway. ATTENTION first time buyers not to be missed!

Council Tax band: B

Tenure: Freehold

- Extended Semi Detached
- Three Double Bedrooms
- Bathroom & En-suite
- Enclosed Rear Garden
- Loft Conversion
- Private Driveway
- New Boiler 2023
- FREEHOLD



### Entrance Hall

Front door into hallway with stairs to 1st floor and door into lounge.

### Lounge

15' 1" x 10' 6" (4.59m x 3.20m)

Bow window to front, electric fireplace and doors into dining kitchen.

### Kitchen Dining

18' 4" x 9' 10" (5.59m x 3.00m)

A range of eye and low level unit incorporating a ceramic sink and drainer. Built in gas hob with canopy style extractor over and built in electric double oven. Integrated fridge freezer and plumbed for washing machine and dishwasher. Understairs storage. Two windows to the rear and door into rear garden. Laminate flooring.

### Landing

Doors leading to family bathroom and two bedrooms. Stairs to 2nd floor.

### Bedroom Two

10' 6" x 11' 8" (3.20m x 3.55m)

Double bedroom with two windows to the front.

### Bedroom Three

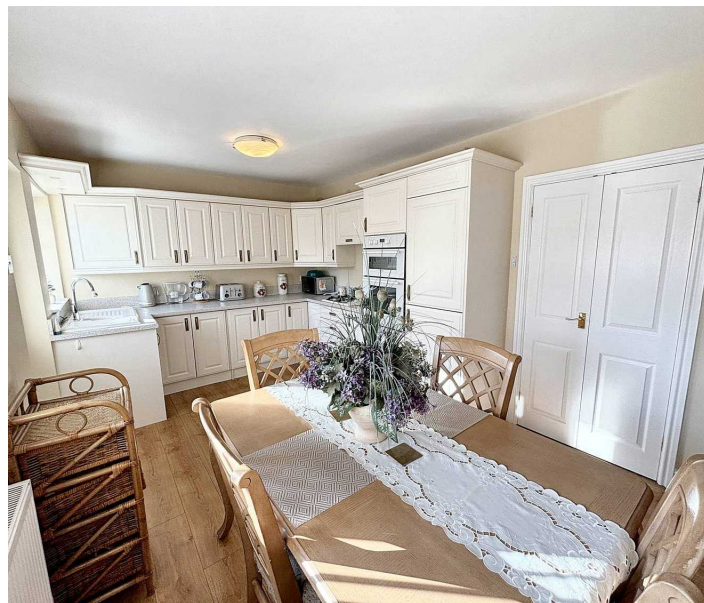
9' 11" x 11' 11" (3.03m x 3.64m)

Double bedroom with window to the rear.

### Bathroom

5' 6" x 5' 7" (1.68m x 1.69m)

Three piece suite comprising panelled bath with shower over and shower screen. Vanity wash hand basin, low level WC and heated towel rail. Window to rear.



**Bedroom One**

17' 11" x 14' 3" (5.46m x 4.34m)

Loft room - double bedroom with window to rear and door into En-suite.

**En-Suite**

5' 9" x 5' 4" (1.74m x 1.63m)

Three piece suite comprising corner shower with electric shower over, vanity wash hand basin and low level WC. Tiled walls and window to rear.

**Front Garden**

Private driveway with spaces for two cars and gate to side leading to rear garden.

**Rear Garden**

Enclosed rear garden mainly paved with arch lawn. Wooden shed and water supply tap.

**DRIVEWAY**

2 Parking Spaces

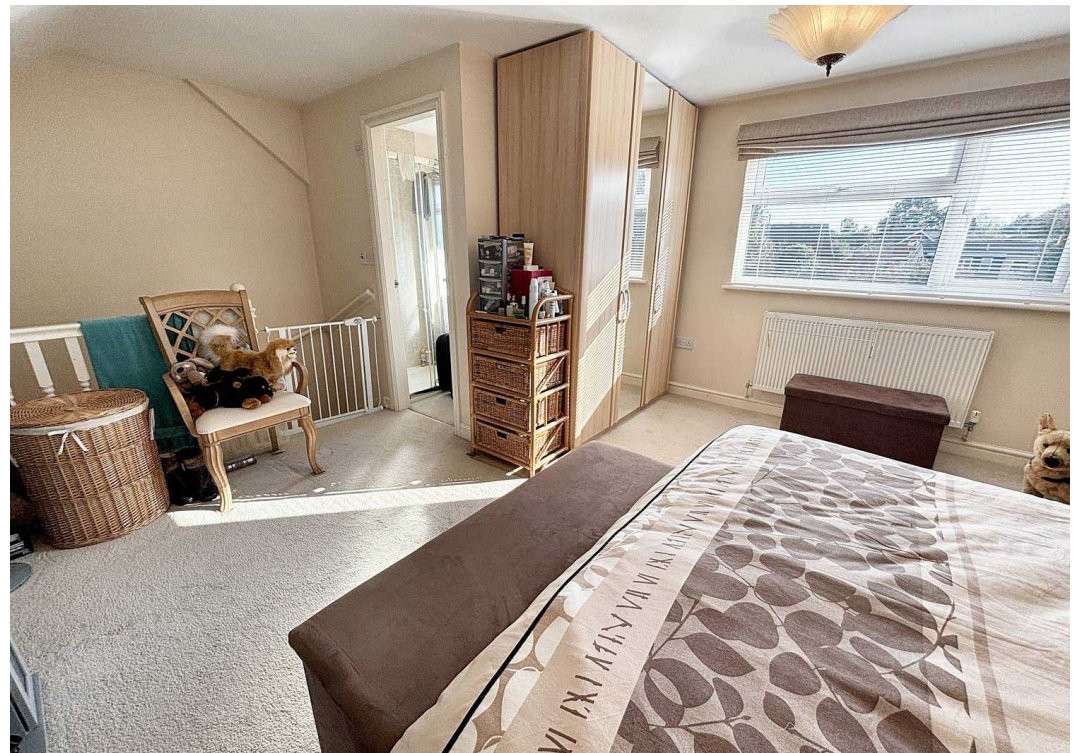
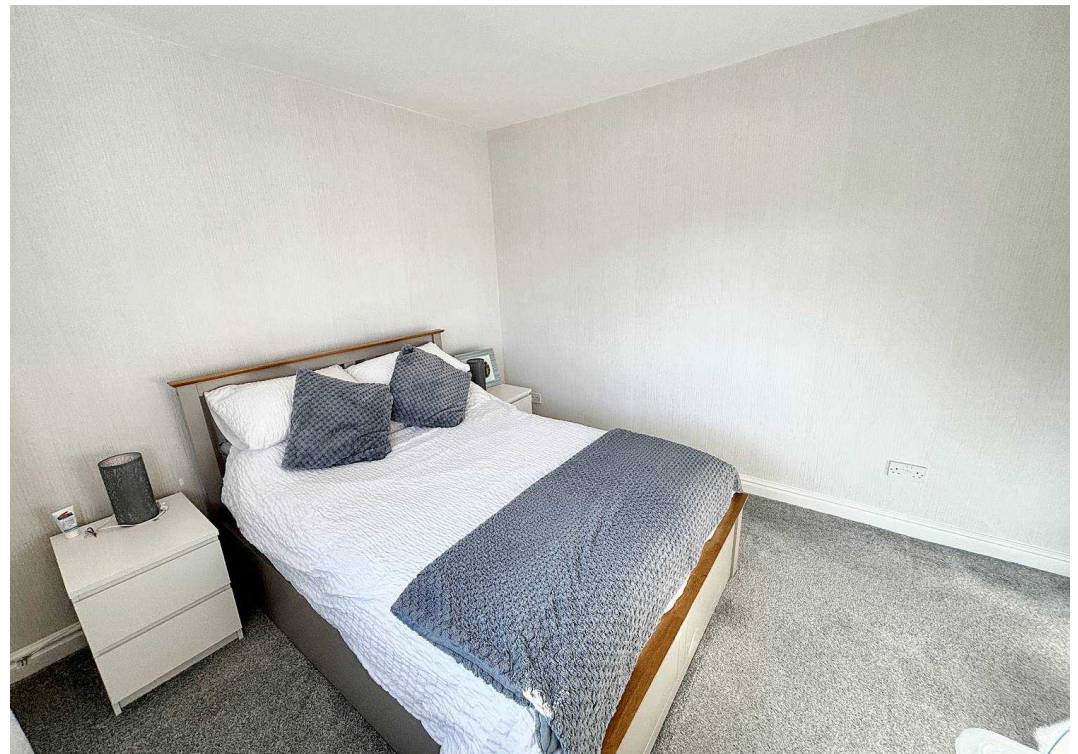
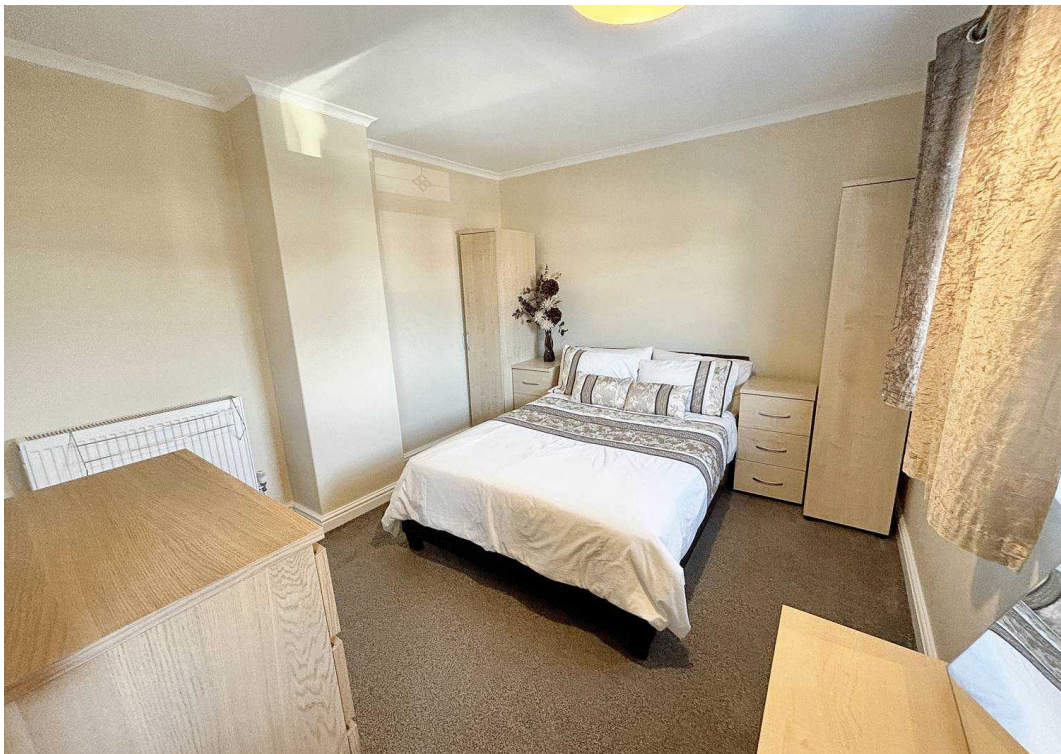
Private driveway.

**OFF STREET**

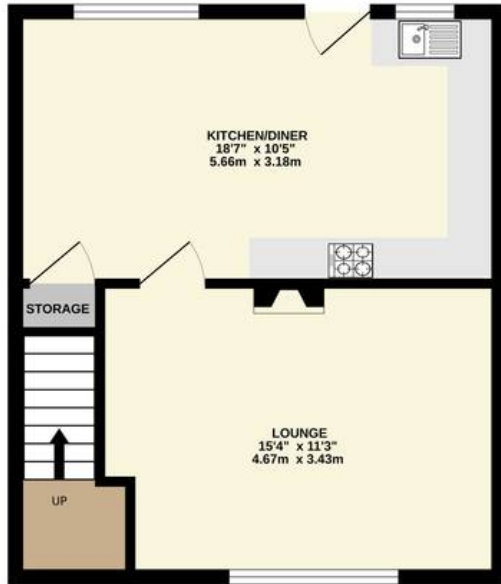
1 Parking Space

Additional parking to the rear of the property down side track.

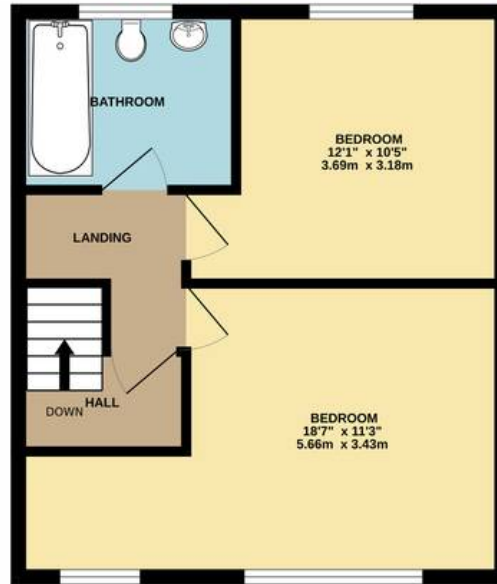




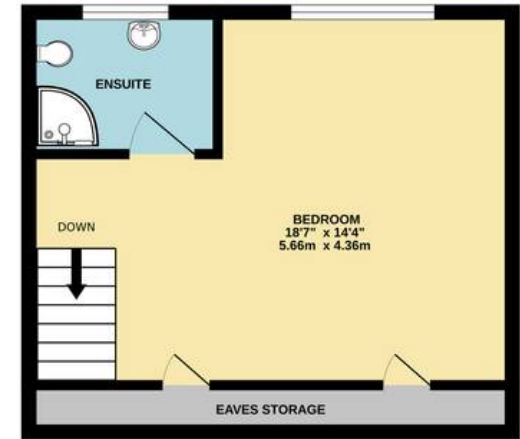
GROUND FLOOR



1ST FLOOR



2ND 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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