



10 Higgins Lane, Burscough
£185,000



VICTORIA ESTATES
&
PROPERTY MANAGEMENT

Higgins Lane

Semi Detached house located in the village of Burscough. The property comprises of hall, lounge, dining, kitchen and utility on the ground floor with three bedrooms and bathroom on the 1st floor. The property benefits from enclosed rear garden, private driveway and garage. Although in need of modernising and some updating the property is a great size and has huge potential. Viewings a must!!

Council Tax band: C

Tenure: Freehold

- Two Receptions
- Utility Room
- Private Driveway
- Single Garage
- Front & Rear Gardens
- Need Updating/Work
- NO ONWARDS CHAIN



Entrance Hall

Front door to porch and door to hallway. Doors from hall leading to lounge and kitchen. Stairs to 1st floor.

Lounge

11' 8" x 14' 1" (3.56m x 4.29m)

Window to front. Fireplace. Opens into dining room.

Dining Room

8' 11" x 8' 8" (2.73m x 2.64m)

Window to rear and door into kitchen.

Kitchen

9' 2" x 8' 11" (2.80m x 2.71m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Plumbed for washing machine, partly tiled walls and door into storage cupboard and utility room.

Utility Room

7' 0" x 9' 7" (2.14m x 2.91m)

Window to rear, door to garage and door leading into rear garden.

Landing

Window to side. Doors leading to three bedrooms, bathroom and storage cupboard. Loft access.

Bedroom One

11' 9" x 14' 1" (3.57m x 4.29m)

Window to front. Built in wardrobe.

Bedroom Two

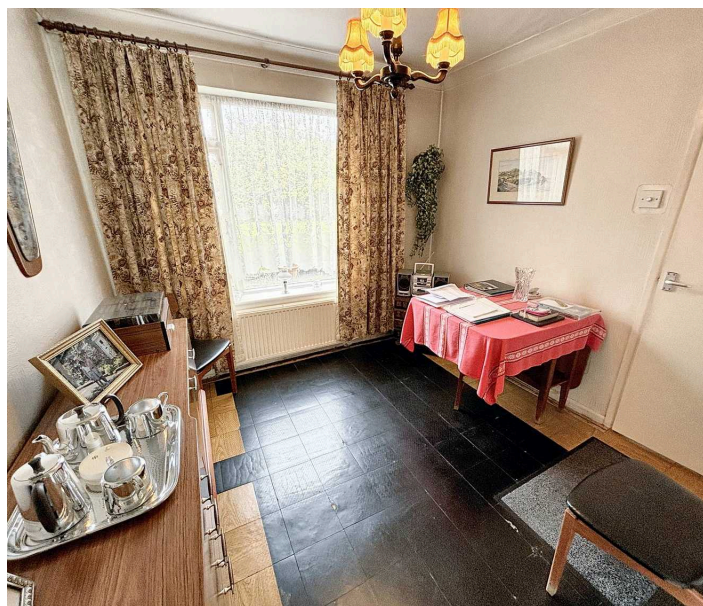
11' 10" x 9' 8" (3.61m x 2.95m)

Window to rear.

Bedroom Three

6' 6" x 7' 11" (1.97m x 2.41m)

Window to front.



Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Three piece suite comprising corner shower cubicle, vanity wash hand basin and low level WC. Heated towel rail, fully tiled walls and flooring with window to rear.

Garage

7' 7" x 16' 7" (2.32m x 5.06m)

Up and over door to front, electrics and door into utility room.

Front Garden

Private driveway and lawn.

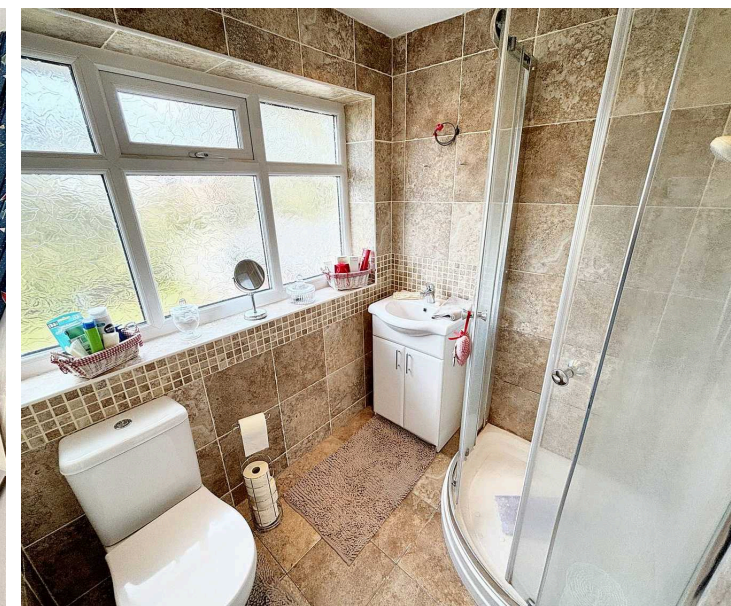
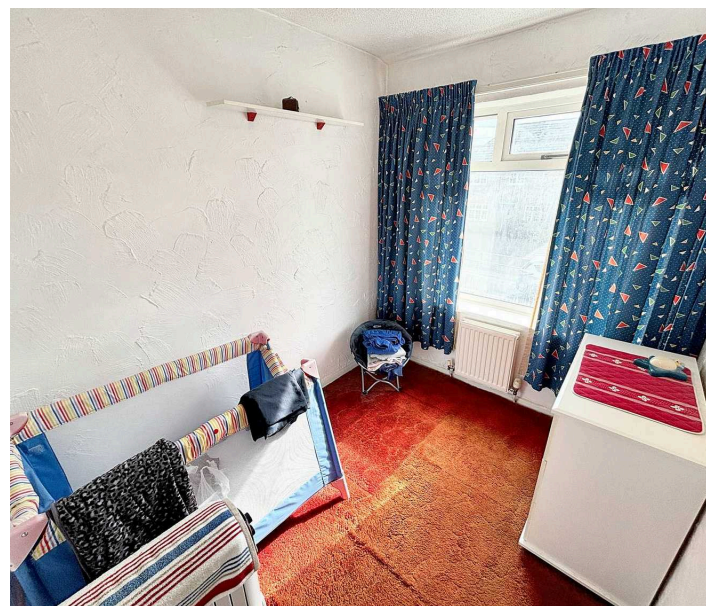
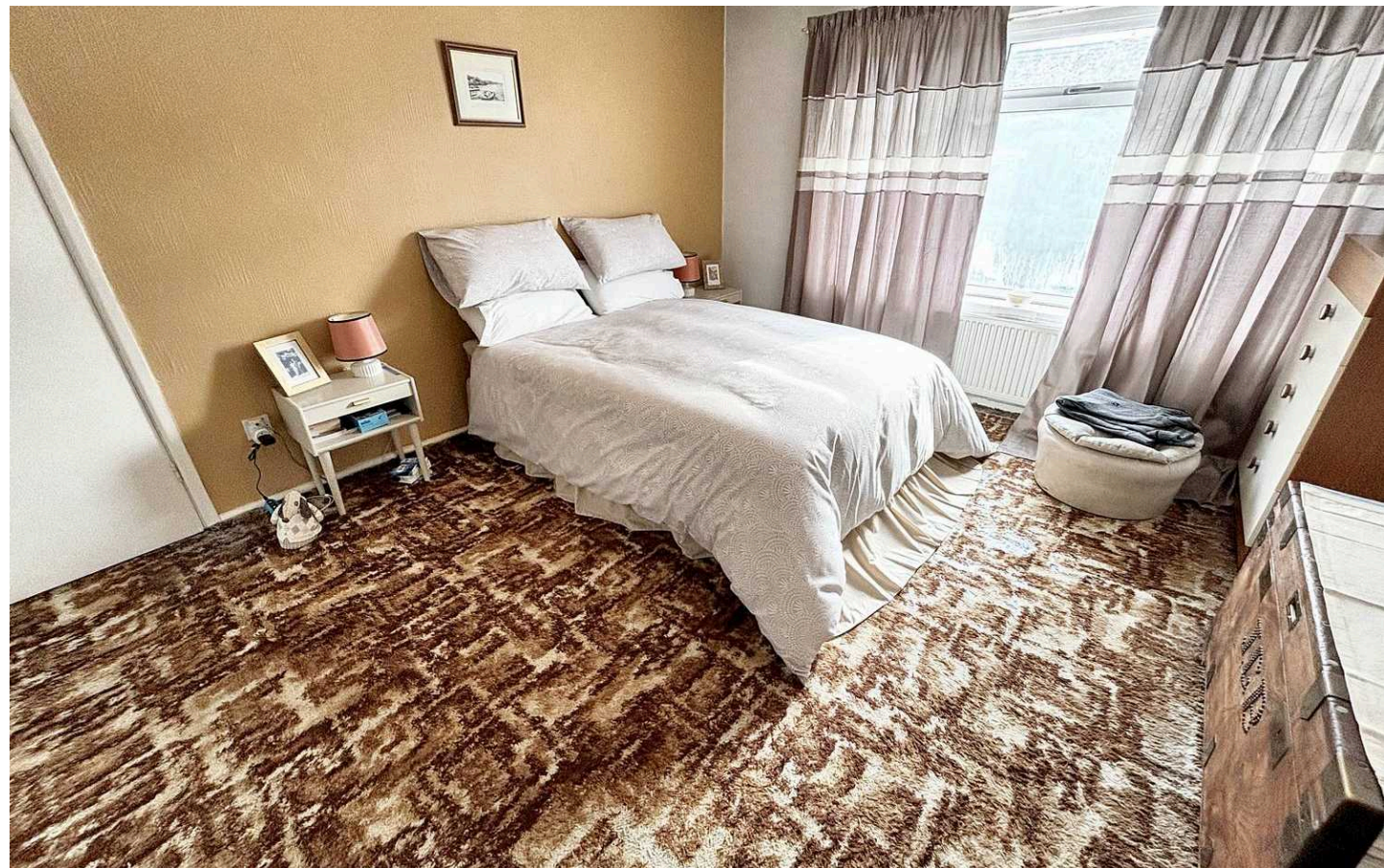
Rear Garden

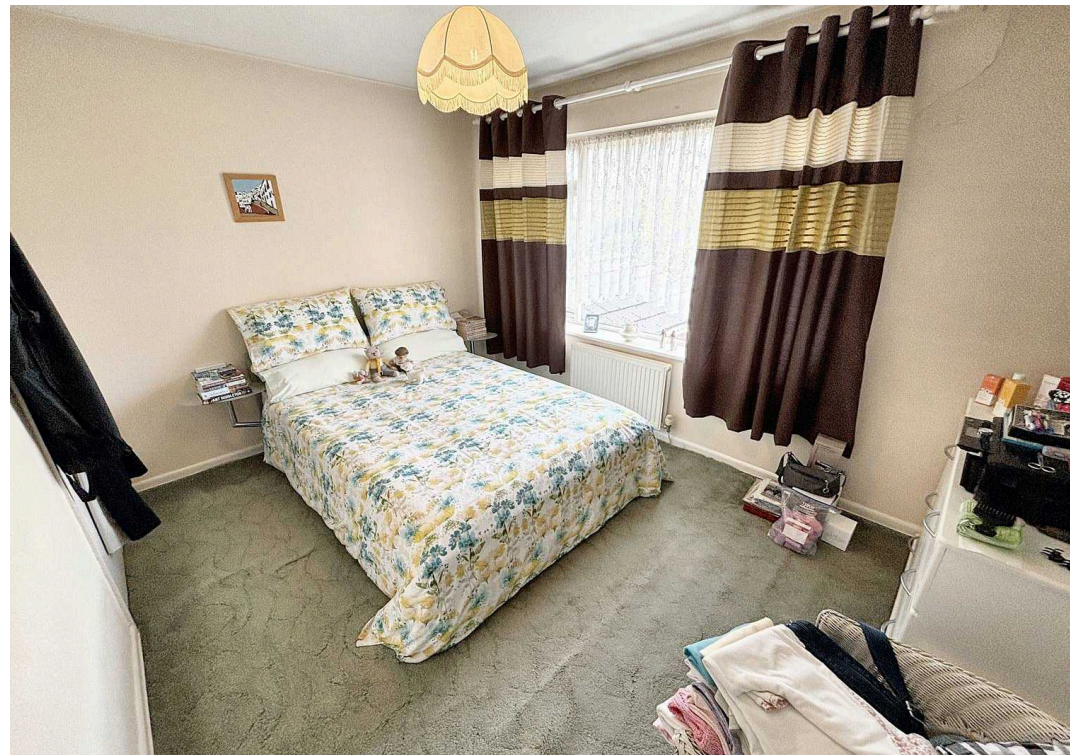
Enclosed rear garden, patio area and lawn. Apple tree.

DRIVEWAY

2 Parking Spaces

Block paved driveway with spaces for 2 cars.







Victoria Estates & Property Management

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