





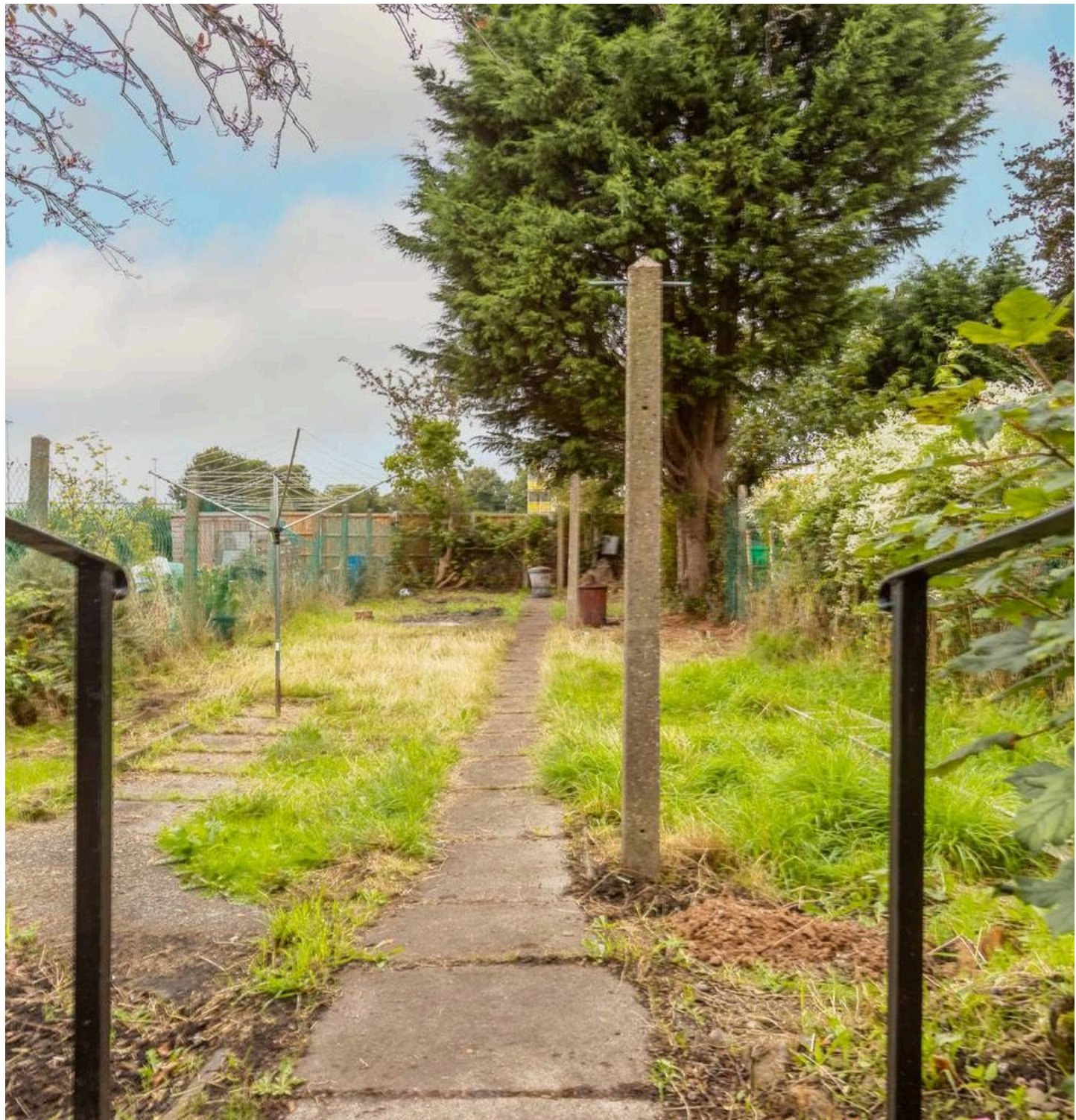
A traditional Semi Detached house located within walking distance to Burscough village and all it's amenities. The property comprises of porch, hall, lounge, dining room, kitchen, utility and cloak on the ground floor with two double bedrooms and bathroom on the first floor. The property also benefits from a great sized rear garden which is enclosed and not overlooked. Marketed with No Onwards Chain. Ideal for first time buyers and investors.

**Please Note – Photos were taken before tenancy, new photos to be taken when vacant**

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Two Double Bedrooms
- Two Receptions
- Utility Room & Cloak
- Enclosed Rear Garden – Good Size
- Walking Distance To Village Amenities
- No Onwards Chain
- ATTENTION FIRST TIME BUYERS





### Entrance Hall

Front door to porch with door into hallway. Doors into lounge and dining and stairs leading to 1st floor.

### Lounge

11' 3" x 12' 4" (3.43m x 3.77m)

Bay window to the front. Additional measurements into bay 4.20m.

### Dining Room

11' 3" x 12' 4" (3.43m x 3.77m)

Window to rear. Feature fireplace and door into kitchen.

### Kitchen

7' 5" x 10' 10" (2.27m x 3.31m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in hob with canopy style extractor hood over and built in oven. Integrated fridge. Doors into utility, understairs storage and garden. Window to side.

### Utility Room

7' 7" x 6' 8" (2.32m x 2.04m)

Window to the side, plumbed for washing machine and door into WC.

### Cloakroom

Two piece suite comprising low level WC and wash hand basin.

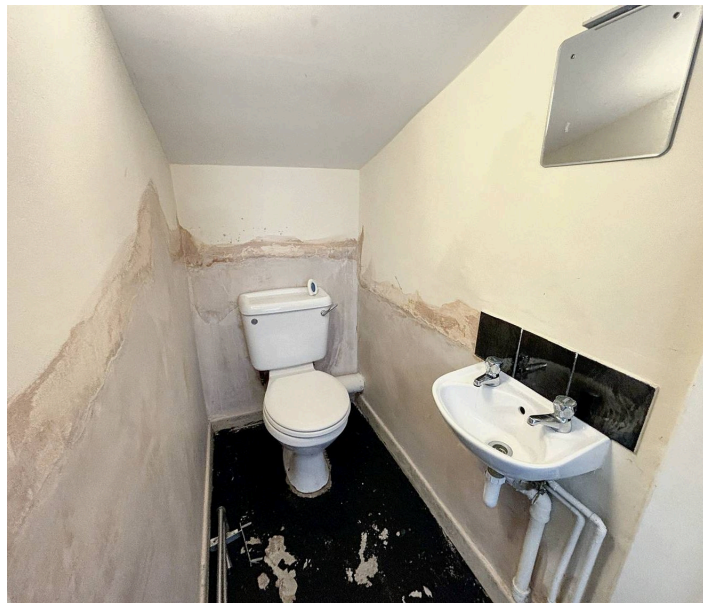
### Landing

Split level landing with doors leading to both bedrooms and bathroom. Sky light.

### Bedroom One

14' 5" x 11' 6" (4.39m x 3.51m)

Two windows to the front.





**Bedroom Two**

12' 6" x 8' 11" (3.80m x 2.72m)

Window to rear.

**Bathroom**

7' 5" x 11' 2" (2.26m x 3.40m)

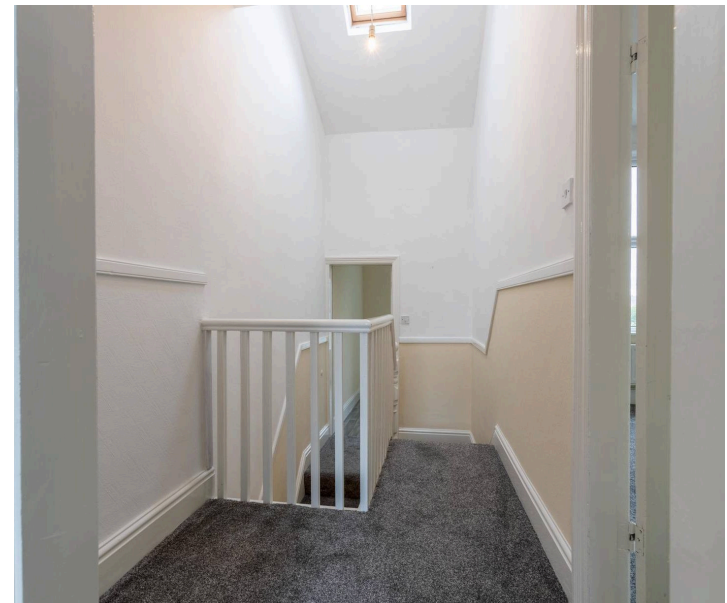
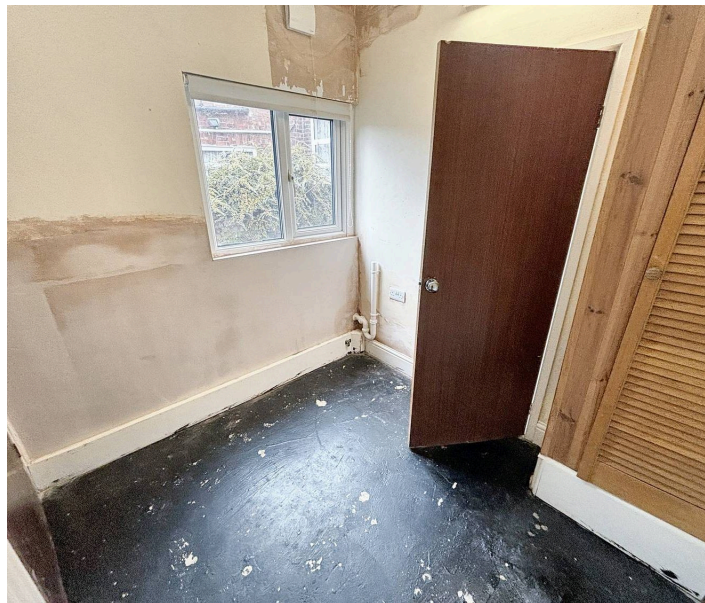
Three piece suite comprising panelled bath with shower over and screen. Pedestal wash hand basin and low level WC. Partly tiled walls and boiler in cupboard. Window to rear.

**Front Garden**

Enclosed wall garden, gate access to side leading to rear garden.

**Rear Garden**

Great sized rear garden, enclosed.

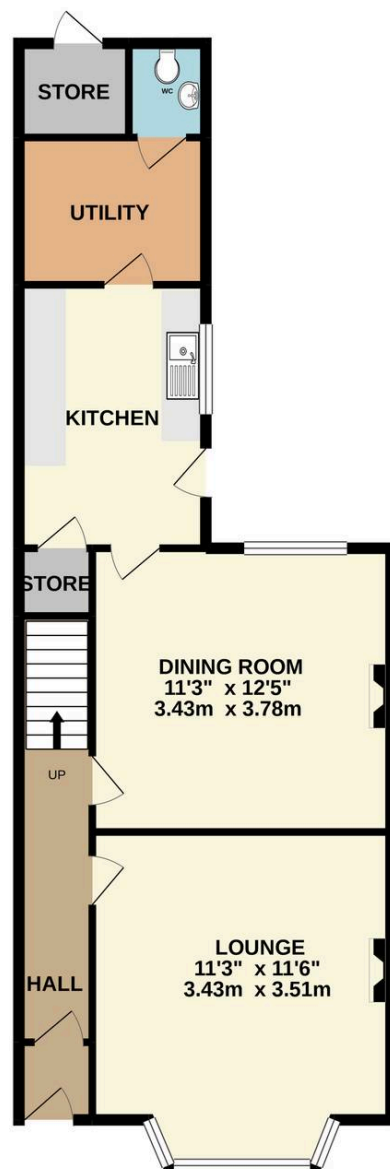




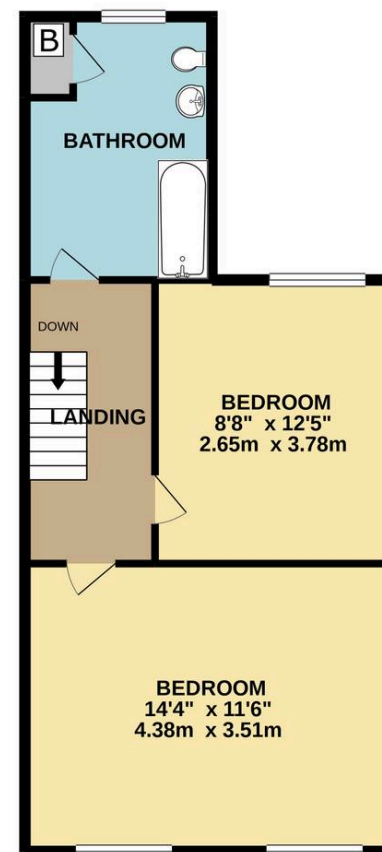




GROUND FLOOR



1ST FLOOR







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