



Liverpool Road South, Burscough

Extended Semi Detached house located on the popular 'Liverpool Road South'.

The property briefly comprises, hall, cloak, open plan lounge dining and kitchen diner on the ground floor with a large master bedroom with En-suite, two double bedrooms and bathroom on the 1st floor. The property also benefits from private driveway, integrated garage and enclosed rear garden which is a great size.

This property is in need of 'TLC' and will be sold with vacant possession. Viewings a must to appreciate the size of the property and the potential it has to offer.

Council Tax band: D

Tenure: Leasehold

- Extended Semi Detached
- Three Double Bedrooms
- Open Plan Dining Lounge
- Bathroom & En-Suite
- Integral Garage & Driveway
- Enclosed Rear Garden - Not Overlooked
- NEEDS WORK - PROJECT
- NO CHAIN



Entrance

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

Dining Room

11' 4" x 11' 11" (3.46m x 3.63m)

Bay window to front and open plan into lounge.

Lounge

13' 3" x 10' 10" (4.03m x 3.31m)

Sliding doors to rear patio, door leading into dining kitchen. Gas fire and open plan into dining room.

Kitchen

16' 6" x 11' 10" (5.04m x 3.61m)

A range of eye and low level units with a sink and drainer unit. Built in electric hob and double oven. Plumbed in for washing machine. Doors into garage and rear garden. Two window to rear.

Landing

Doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

24' 2" x 8' 8" (7.36m x 2.65m)

Windows to front and rear, door into En-suite. Loft access.

En-Suite

6' 6" x 7' 8" (1.97m x 2.34m)

Three piece suit comprising corner shower cubicle, pedestal wash hand basin and low level WC. Window to front.

Bedroom Two

11' 1" x 11' 1" (3.37m x 3.37m)

Window to rear.

Bedroom Three

11' 0" x 11' 8" (3.36m x 3.56m)

Window to front.



Bathroom

5' 6" x 6' 6" (1.67m x 1.98m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls and window to rear.

Garage

17' 9" x 9' 9" (5.40m x 2.96m)

Up and over door to front. Integral door into kitchen. Electrics and new boiler.

Front Garden

Paved private driveway to front.

Rear Garden

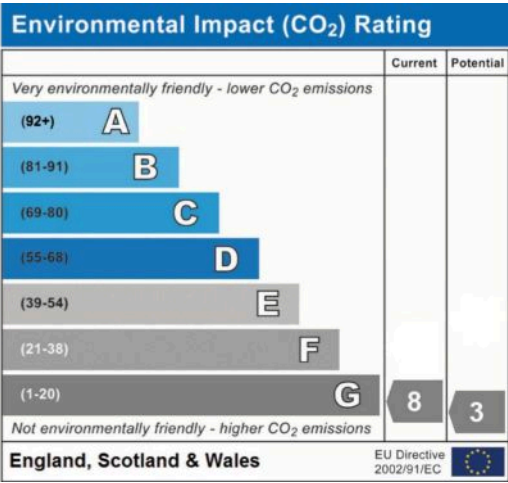
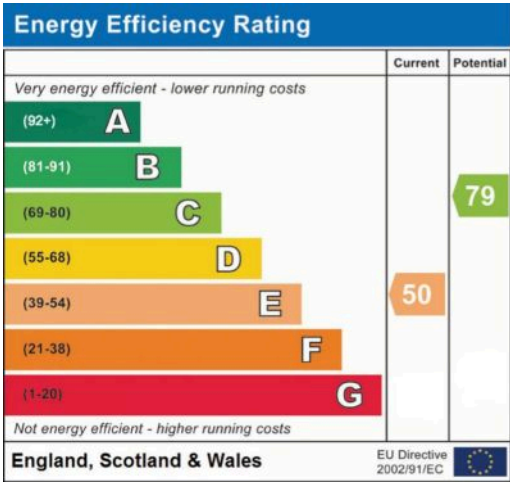
Enclosed rear garden with patio and soiled lawn. Not overlooked.

Driveway

Private driveway with spaces for multiple cars.









Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>

