





## Elm Road, Burscough

Welcoming this newly renovated property to the open market, this property briefly comprises of hall, lounge, kitchen dining, three bedrooms and bathroom over two floors. The property benefits from driveway, enclosed rear garden and outbuilding with both plumbing and electrics in. This property is modern throughout and has had everything done to high standards, starting with new windows, kitchen, bathroom, floorings and much more. Marketed with NO ONWARDS CHAIN this property would be perfect for first time buyers, small families or even someone looking to downsize. Viewings a must, don't miss out!

Council Tax band: B

Tenure: Freehold

- Three Bedroom Mid Terraced
- Recently Renovated Throughout
- Newly Fitted Bathroom & Kitchen
- Newly Fitted Double Glazed Windows & Doors
- Modern & Fresh Throughout
- Driveway & Enclosed Rear Garden
- Attention First Time Buyers
- No Onwards Chain





### Entrance Hall

Front door to hall with doors leading to lounge, kitchen and under stairs storage. Stairs to 1st floor.

### Lounge

12' 1" x 13' 0" (3.69m x 3.96m)

Built in storage cupboards either side of chimney breast. Window to front.

### Kitchen Dining

18' 11" x 9' 2" (5.77m x 2.80m)

Newly fitted kitchen with an excellent range of eye and low level units incorporating a ceramic sink and drainer unit. Built in electric hob with canopy style extractor hood over and built in electric oven. Plumbed in for washing machine/dishwasher. Breakfast island with storage underneath and opens into dining area. Two new rear doors, one single and a set of French doors leading into rear garden. Tiled flooring.

### Landing

Storage cupboard with boiler. Loft access, partly boarded with ladder. Doors leading to three bedrooms and bathroom.

### Bedroom One

12' 1" x 11' 3" (3.69m x 3.44m)

Window to front.

### Bedroom Two

9' 3" x 11' 11" (2.81m x 3.63m)

Window to rear.

### Bedroom Three

7' 7" x 9' 0" (2.30m x 2.75m)

Window to front and built in storage cupboard, used as wardrobe.





**Bathroom**

5' 6" x 8' 4" (1.67m x 2.53m)

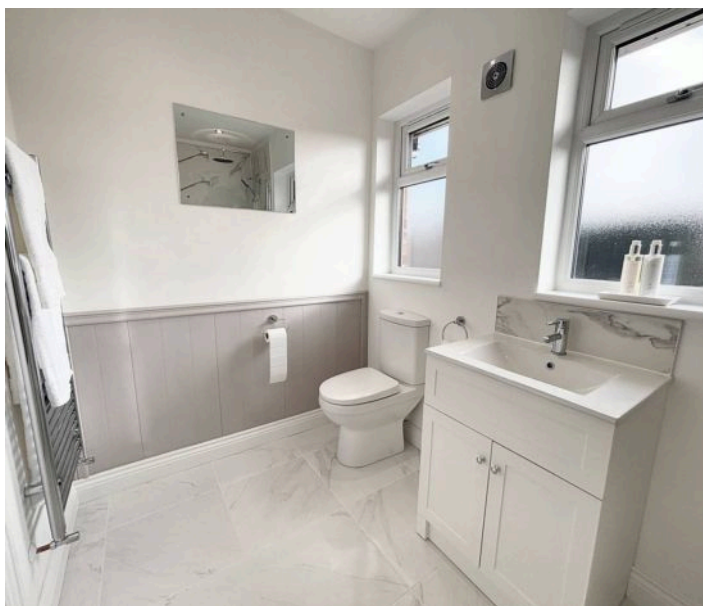
Newly fitted bathroom comprising of a three piece suite with a panelled bath, mixer shower over and screen. Vanity wash hand basin and low level WC. Heated towel rail, tiled flooring and partly tiled walls. Two windows to rear.

**Front Garden**

Private driveway with spaces for up to two cars.

**Garden & Outbuilding**

Enclosed rear garden with patio but mainly lawned. Outbuilding with storage and utility room which is plumbed for washing machine and benefits from Belfast sink and electrics. Side gate leading shared access to front driveway.

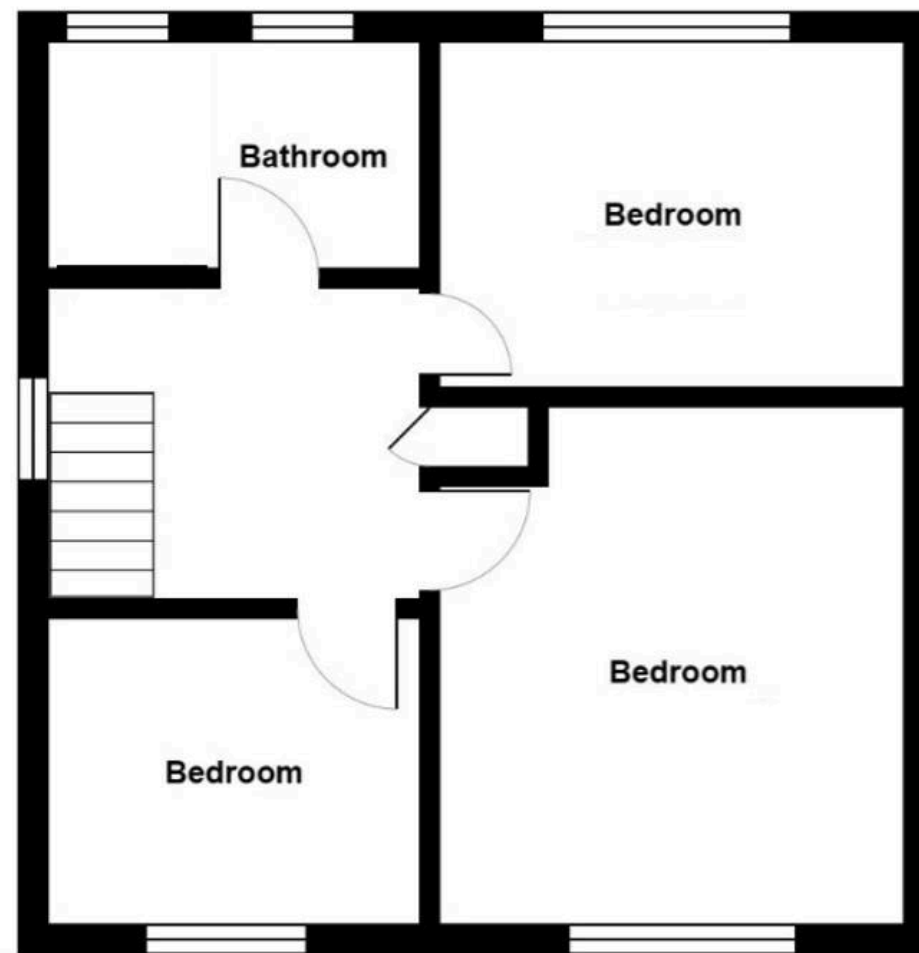
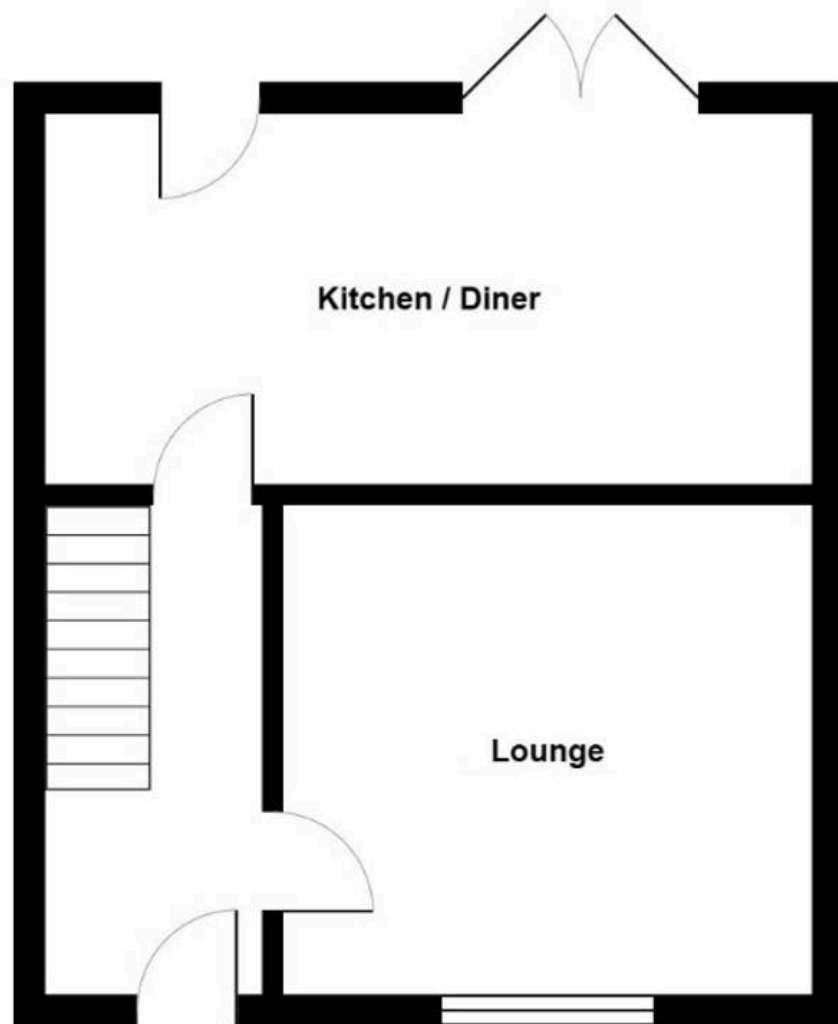












Total Area: 81.7 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Victoria Estates & Property Management

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