





## Delph Drive, Heathfields

Presenting this detached family home located on the popular development 'Heathfields'. The property briefly comprises of hall, open plan lounge dining kitchen, cloak and office on the ground floor with three bedrooms, En-suite and bathroom on the 1st floor. Recently renovated to create a open space a newly fitted kitchen gives the modern feel and would be a great place to host. The property benefits from front and rear gardens with a driveway big enough for up to 3 vehicles. This property is not to be missed and viewings are a must!

Council Tax band: D

Tenure: Freehold

- Detached House
- Three Bedrooms
- Open Plan Lounge, Kitchen Dining
- Bathroom, En-suite & WC
- Sought After & Popular Development
- Modern Throughout With New Kitchen
- Second Reception - Office or Playroom
- Rear Garden & Great Sized Driveway





### Entrance Hall

Front door into hallway with doors leading to office and lounge. Stairs to 1st floor.

### Lounge

Open plan into dining kitchen, bay window to front and feature fireplace.

### Dining Room

Open plan dining room into lounge and kitchen. French doors to rear leading into garden.

### Kitchen Dining

An excellent range of eye and low level units incorporating a ceramic sink and drainer unit. Space for 'Ranger cooker' with extractor hood built over. Integrated fridge freezer, dishwasher and plumbed in for washing machine. Laminate flooring and partly tiled walls. Doors leading into cloakroom and side garden. Two windows to the rear. Open plan into dining and lounge.

### Office

Window to front and door into storage cupboard with boiler.

### Cloakroom

Two piece suite comprising pedestal wash hand basin and low level WC. Heated towel rail, partly tiled walls and window to side.

### Landing

Doors leading to three bedrooms, bathroom and storage cupboard.

### Bedroom One

Master bedroom with window to rear and door into En-suite.





**En-Suite**

Three piece suite comprising double walk in shower with mixer shower over and screen, vanity wash hand basin and low level WC. Heated towel rail, tiled flooring and partly tiled walls. Window to front.

**Bedroom Two**

Double bedroom with two windows to the front.

**Bedroom Three**

Window to rear with built in storage.

**Bathroom**

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled flooring and partly tiled walls. Window to side

**Rear Garden**

Enclosed rear and side garden with patio areas and lawn. Planted our borders and gate to side leading to front driveway.

**Front Garden**

Private extended driveway part tarmac but mainly block paved, spaces for up to three cars. Lawned area.















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 misstatement. 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.  
Made with Metreplan 6/2020





## Victoria Estates & Property Management

49a Liverpool Road North, Burscough - L40 0SA

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

