



Semi Detached house located on the sought after close 'Mere Avenue' which is within walking distance to Burscough Village and all it's amenities. This property briefly comprises of hall, lounge, kitchen and bathroom on the ground floor with three good sized bedrooms on the 1st floor. This property also benefits from a private driveway and great sized enclosed garden. With new double glazed windows and doors in the last couple of years and now a new boiler fitted February 2025 this property is ready to move in and still has potential for much more. Viewings are a must. - ALL GARDEN FURNITURE INCLUDED see photos!

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Sought After Location
- Private Driveway & Enclosed Rear Garden
- Walking Distance To Village Amenities
- New Boiler February 25
- ALL GARDEN FURNITURE INCLUDED
- Freehold
- Potential To Extended With Council Consent



Entrance Hall

Front door into hallway with door into lounge and stairs to 1st floor.

Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

Window to front, electric fireplace and understairs storage. Double doors into kitchen.

Kitchen

9' 4" x 15' 11" (2.84m x 4.84m)

A good range of eye and low level units incorporating a sink and drainer unit. Plumbed in for washing machine. Windows to rear and side and door into inner hall.

Inner Hall

Door into bathroom and door into rear garden.

Bathroom

6' 2" x 5' 8" (1.87m x 1.72m)

Three piece suite comprising panelled bath with shower over and screen, vanity wash hand basin a low level WC. Fully tiled and window to rear.

Landing

Doors to all three bedrooms and loft access fully boarded.

Bedroom One

15' 10" x 10' 2" (4.82m x 3.11m)

Two windows to front and fitted wardrobes with sliding mirrored doors.

Bedroom Two

7' 3" x 8' 8" (2.22m x 2.65m)

Windows to rear.

Bedroom Three

8' 4" x 12' 1" (2.54m x 3.69m)

Window to rear.



Front Garden

Private driveway with gravel area. Gate to side leading to rear garden.

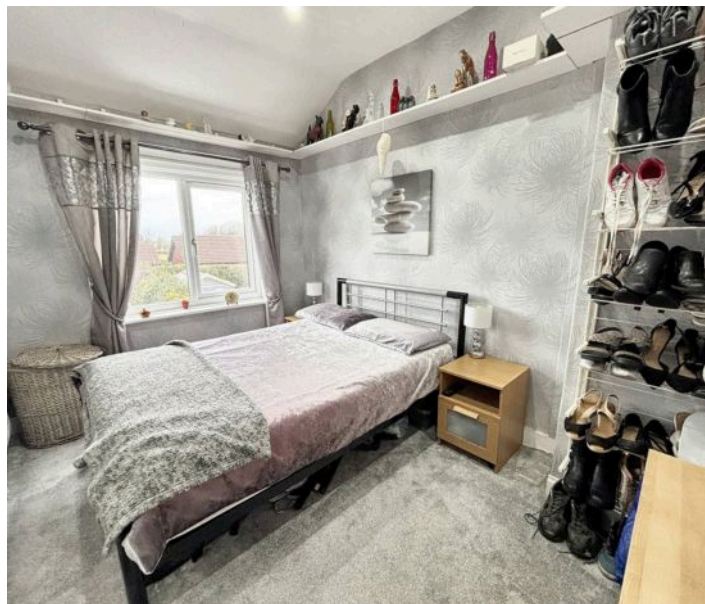
Rear Garden

Great sized enclosed rear garden not overlooked with paved patio with pergola, seated swing and shed. Further into the garden it is mainly Astro turfed with another patio area and decked area with pergoda/gazebo and metal shed. Water tap.

All garden contents included including jacuzzi, canopy/gazebo, shed's and seat swings.

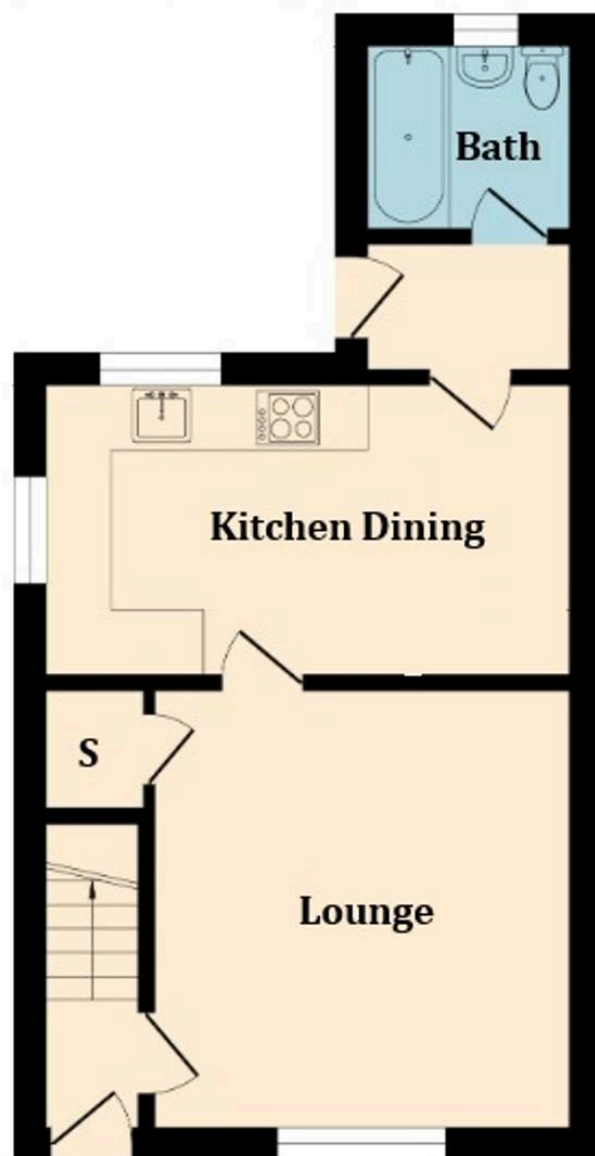
DRIVEWAY

3 Parking Spaces

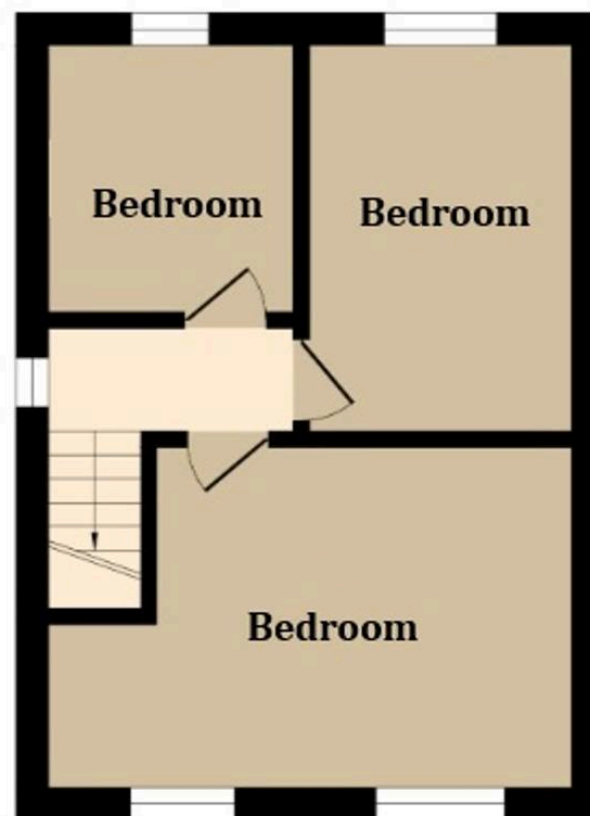




Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor



First Floor



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