





This attractive detached bungalow is available for sale with no onwads chain - perfect!

The bungalow comprise of porch, hall, lounge, dining, kitchen, utility, three bedrooms, bathroom and cloak. It's spacious and is located perfectly with local amenities nearby. The property also benefits from loft storage, private driveway a rear garden and detached garage. Viewings are a must!!

Council Tax band: C

Tenure: Freehold

- Detached Bungalow
- Two Reception Rooms
- Easily Maintained Garden
- Detached Garage
- Private Driveway With Ample Spaces
- Utility Room





**Entrance Hall**

Front door into porch with door into hallway. Doors from hall leading to lounge, dining, three bedrooms and bathroom. Loft access with ladder.

**Lounge**

13' 11" x 14' 8" (4.23m x 4.47m)

Large window to front and gas fire place.

**Dining Room**

9' 11" x 15' 2" (3.02m x 4.62m)

Window to side and door into kitchen. Glass window into hall.

**Kitchen**

10' 9" x 11' 2" (3.28m x 3.41m)

A good range of eye and low level units incorporating 1 and a half stainless steel sink and drainer unit.

Freestanding hob and oven. Window to side and door into utility. Plumbed for dishwasher.

**Utility**

Plumbed in for washing machine, space for dryer under counter and boiler. Rear door into garden.

**Bedroom One**

12' 8" x 9' 7" (3.87m x 2.93m)

Window to front with built in wardrobes.

**Bedroom Two**

9' 10" x 11' 7" (3.00m x 3.53m)

Window to side and built in wardrobes.

**Bedroom Three**

10' 1" x 9' 9" (3.07m x 2.98m)

Sliding doors leading out on to rear patio.





**Bathroom**

7' 7" x 7' 0" (2.31m x 2.13m)

Three piece suite comprising panelled bath, walk in double shower cubicle with mixer shower over and pedestal wash hand basin. Window to side.

**WC**

2' 11" x 5' 10" (0.90m x 1.79m)

Low level WC and pedestal wash hand basin. Window to side.

**Garage**

Detached garage with up and over door.

**Front Garden**

Planted borders and private driveway with ample parking spaces.

**Garden**

Enclose rear garden with planted borders, patio area and lawn. Easily maintained. Wooden shed and gate to side.











**Total Approx. Floor Area 1285 Sq.ft. (119.4 Sq.M.)**

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



**Ground Floor**  
Approx. Floor  
Area 1143 Sq.Ft  
(106.2 Sq.M.)

**Garage**  
Approx. Floor  
Area 142 Sq.Ft  
(13.2 Sq.M.)





# Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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

