



FOR SALE



VICTORIA ESTATES

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Square Lane, Burscough

Mid Terraced House located in Burscough, close to both local amenities and transport links. The ground floor benefits from hall, open plan lounge dining featuring a multi-fuel log burner, kitchen and bathroom. Upstairs you have three good sized bedrooms with the master having built in/fitted wardrobes.

Externally the property benefits from front and two rear gardens. Off road parking is located to the rear of your property. Modern throughout - perfect for you first time buyers.

Council Tax band: B

Tenure: Freehold

- Mid Terraced Cottage
- Three Bedrooms
- Open Plan Lounge Dining
- Modern Throughout
- Rear Allocated Parking
- Enclosed Rear Patio & Garden
- Freehold
- Ideal For First Time Buyers



Entrance Hall

Front door to hallway, door to lounge and stairs to 1st floor.

Lounge

11' 1" x 22' 8" (3.38m x 6.90m)

Window to front with shutters. Log burner featured. Open plan into dining. Laminate flooring.

Dining Room

9' 8" x 12' 6" (2.95m x 3.82m)

Storage cupboard under stairs. Window to rear and door into Kitchen.

Kitchen

6' 9" x 7' 11" (2.07m x 2.42m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with canopy style extractor hood, built in electric oven and plumbed for washing machine. Partly tiled walls and doors leading to rear porch, bathroom and rear garden. Window to side.

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

Three piece suit comprising a double shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and window to side.

Bedroom One

10' 4" x 8' 10" (3.14m x 2.70m)

Two windows to front with shutters. Built in/Fitted wardrobes.

Bedroom Two

6' 11" x 9' 10" (2.10m x 2.99m)

Window to rear. Loft Access

Bedroom Three

7' 0" x 11' 8" (2.13m x 3.55m)

Window to rear.



FRONT GARDEN

Enclosed front garden, gravelled.

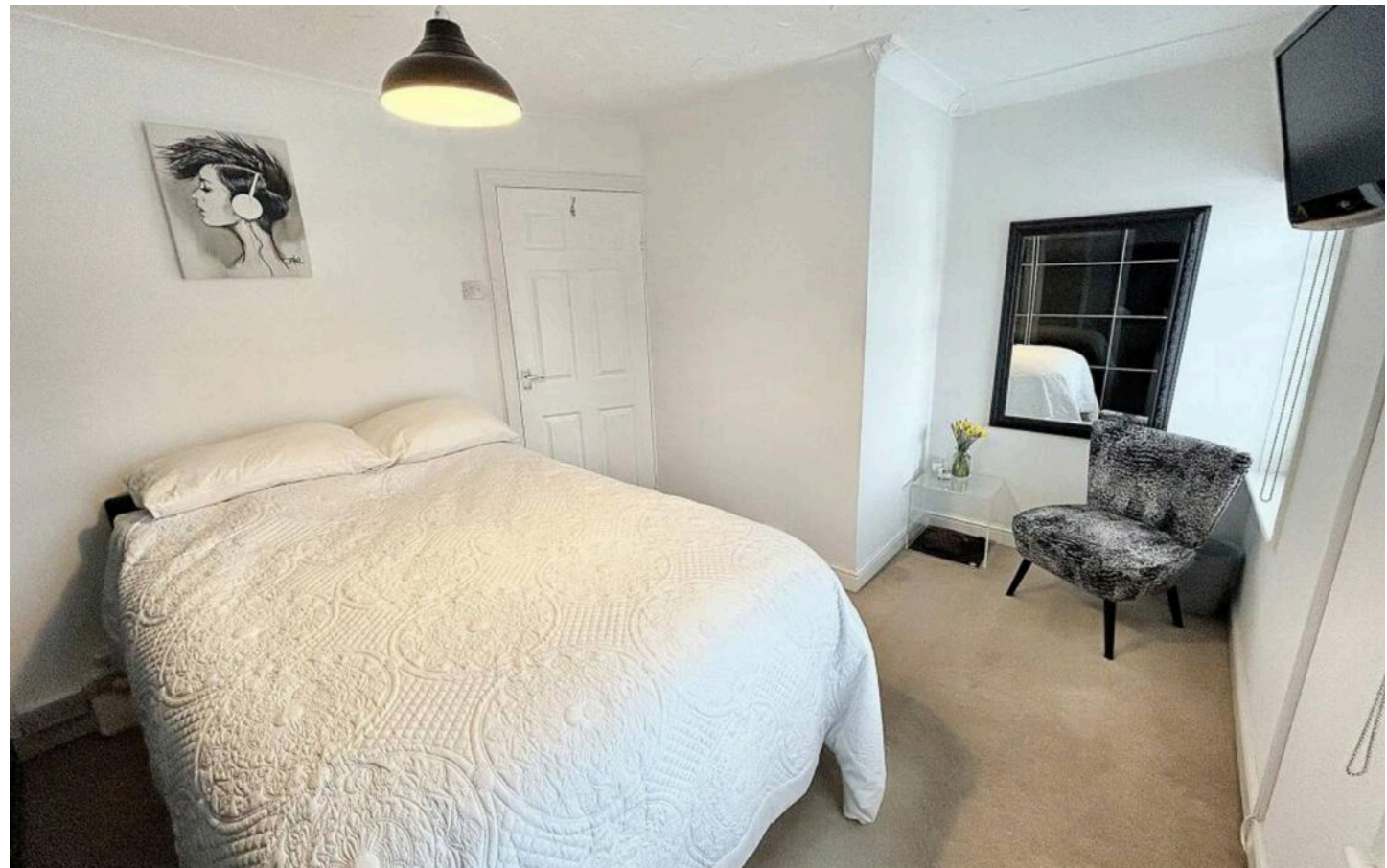
REAR GARDEN

Small rear patio, water tap and shed. Gate leading to right of way with parking for two cars then gate access to second rear garden. Enclosed with decked area, planted out borders and lawn. Wooden shed to rear of garden.

OFF STREET

2 Parking Spaces

Allocated off road parking directly behind property.



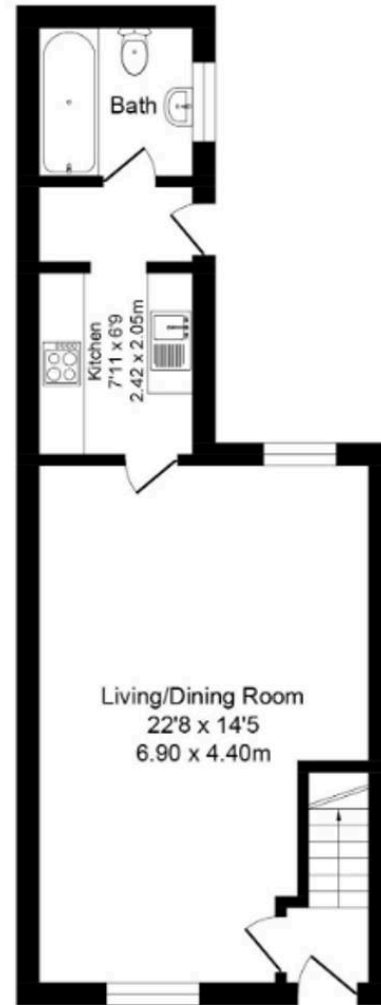




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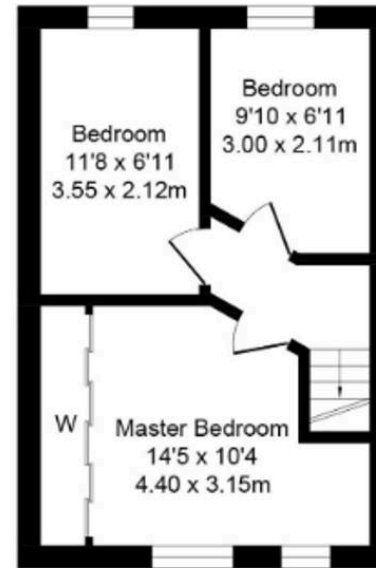
Total Approx. Floor Area 782 Sq.ft. (72.69 Sq.M.)

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 456 Sq.Ft
(42.33 Sq.M.)



First Floor

Approx. Floor
Area 327 Sq.Ft
(30.36 Sq.M.)



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