



This well-sized detached family home is located in a convenient area close to schools, local amenities, and transport links, and is offered with no onward chain.

The ground floor features a welcoming entrance hall, open-plan kitchen and dining area, lounge, sitting room, dining room, and a ground floor WC, providing flexible living space for families.

Upstairs, there are three double bedrooms, with the master benefiting from it's own en-suite, a spacious landing, and a family bathroom.

Outside, the property offers gardens to the front, side and rear. Parking is situated to the rear and also a detached garage.

A practical home in a great location, ideal for families or buyers looking for more space.

Council Tax band: E

Tenure: Freehold

- Detached Family Home
- Three Reception Rooms
- Three Double Bedrooms
- Bathroom, En-Suite & WC
- Front & Rear Gardens
- Detached Garage With Off Road Parking
- Sough After Location
- No Onwards Chain



Entrance Hall

Front door into porch with door into hallway. Doors leading into kitchen, lounge, sitting room, WC and stairs to 1st floor. Laminate flooring and under stairs storage.

WC

Two piece suite comprising low level WC and pedestal wash hand basin. Window to rear.

Lounge

11' 4" x 14' 10" (3.46m x 4.53m)

Window to front and side. French doors to side leading into side garden. Fireplace.

Sitting Room

8' 9" x 15' 1" (2.67m x 4.59m)

Window to side and French doors to rear garden.

Reception/Dining Room

8' 7" x 9' 9" (2.61m x 2.97m)

Window to rear.

Landing

Doors leading to three bedrooms and bathroom. Windows to front and rear.

Bedroom One

Window to front and side and door into en-suite.

En-Suite

4' 0" x 7' 7" (1.21m x 2.32m)

Three piece suite comprising double shower cubicle with electric shower over pedestal wash hand basin and low level WC. Heated towel rail.

Bedroom Two

12' 0" x 8' 9" (3.66m x 2.67m)

Windows to side and rear. Laminate flooring.



Bedroom Three

18' 1" x 9' 9" (5.50m x 2.96m)

Window to rear, laminate flooring and loft access.

Bathroom

8' 6" x 9' 8" (2.60m x 2.95m)

Four piece suite comprising 'P' shaped bath, shower cubicle with mixer shower over, vanity wash hand basin and low level WC. Window to rear and tiled flooring.

Garage

Up and over door to front with door to rear. Electrics.

Front Garden

Front lawn with raised patio hedged border.

Garden

Enclosed rear garden with both lawned and patio areas.
Detached garage with gated access.

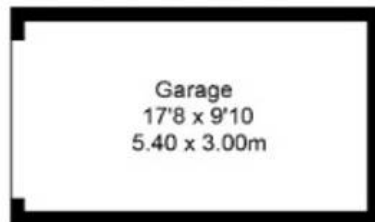






Total Approx. Floor Area 1634 Sq.ft. (151.8 Sq.M.)

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



Garage



Ground Floor



First Floor



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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

