



Located in the ever-popular village of Burscough, this beautifully presented two-bedroom mid-terrace home offers the perfect blend of space, comfort, and convenience. With stunning views and direct access to the nearby canal, it's ideal for those who enjoy peaceful walks and outdoor living.

The property features a great-sized open-plan lounge and dining area perfect for socialising, a modern four-piece bathroom with plenty of floor space and two spacious double bedrooms which provide plenty of room for comfortable living.

Situated within walking distance of village amenities, including shops, cafes, schools, and transport links, this home is ideally positioned for both convenience and lifestyle. A fantastic opportunity for first-time buyers or those looking to enjoy all that Burscough has to offer.

Council Tax band: A

Tenure: Freehold

- Mid Terrace House
- Open Plan Lounge Into Dining
- Two Double Bedrooms
- Walking Distance To Village & Amenities
- Double Glazed & Gas Central Heating
- Enclosed Rear Garden With Canal Views
- Canal Access From Rear Garden
- No Chain



**Entrance Hall**

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

**Lounge**

12' 9" x 13' 1" (3.88m x 3.99m)

Window to front and open plan into dining. Laminate flooring and fireplace.

**Dining Room**

15' 10" x 11' 11" (4.83m x 3.64m)

Laminate flooring, storage understairs and door into kitchen.

**Kitchen**

9' 7" x 6' 7" (2.92m x 2.00m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Window and door into rear, skylight and opens into utility.

**Utility**

3' 5" x 7' 5" (1.05m x 2.25m)

Wall units, boiler and window to rear.

**Bedroom One**

13' 0" x 12' 10" (3.96m x 3.90m)

Window to front.

**Bedroom Two**

12' 0" x 7' 10" (3.66m x 2.38m)

Window to rear with canal views.

**Bathroom**

9' 2" x 7' 7" (2.79m x 2.32m)

Four piece suite comprising of a panelled bath, shower cubicle with electric shower over, pedestal wash hand basin and low level WC. Partly tiled walls and window to rear.

**Rear Garden**

Enclosed rear garden with paved patio, gravel patio, steps up to canal and brick built barbeque. Right of way access through for bins.











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