



Welcome to this beautifully presented and move-in ready two-bedroom semi-detached cottage, perfectly situated in the sought-after village of Burscough. Boasting charming canal views to the front and just a short walk from all local shops, cafes, and amenities, this delightful home combines modern living with characterful features.

The ground floor offers a welcoming porch, a spacious lounge with a feature log burner, a kitchen/dining room, and a stylish modern bathroom. Upstairs, you will find two generously sized double bedrooms, providing comfortable and versatile accommodation.

Externally, the property benefits from an enclosed rear garden with a secure lock pad gate allowing convenient side access to the front.

With no onward chain, this property is an ideal opportunity for first-time buyers, downsizers, or anyone seeking a charming home in a prime location.

Council Tax band: A

Tenure: Freehold

- Semi Detached Cottage
- Two Double Bedrooms
- This Home Is Turn Key Ready
- Enclosed Rear Garden
- Walking Distance To All Village Amenities
- Great Location Overlooking The Canal
- Gas Central Heating & Air Conditioning Unit
- No Onwards Chain



Entrance

Front door into porch with door into lounge.

Lounge

Window to front, wood flooring with feature fireplace with wood burner. Aircon/Heater unit, shutters and door into kitchen.

Kitchen

A range of eye and low level units incorporating a Belfast sink, built in electric oven and hob with extractor hood built over. Freestanding fridge freezer included along with both washing machine and dishwasher all plumbed in. Windows to rear and side. Stairs to 1st floor, understairs storage cupboard and door to inner hall.

Bathroom

Door from inner hall into bathroom. Three piece suite comprising panelled bath with shower over and screed, vanity wash hand basin and low level WC. Fully tiled walls and window to the side.

Landing

Doors leading to both bedrooms.

Bedroom One

Window to front with shutters and canal viewings. Fitted wardrobes and cupboard.

Bedroom Two

Window to rear and storage cupboard with boiler in. Built in wardrobe.



FRONT GARDEN

Enclosed front garden with lawn, planted borders and gate to side leading to rear garden.

REAR GARDEN

Enclosed rear garden with lawn, gravel pathways and planted borders. Wooden shed and raised decked patio. Flagged path at side leading to side gate. Water tap and outside lighting.

ON STREET

Parking to front of property on street.





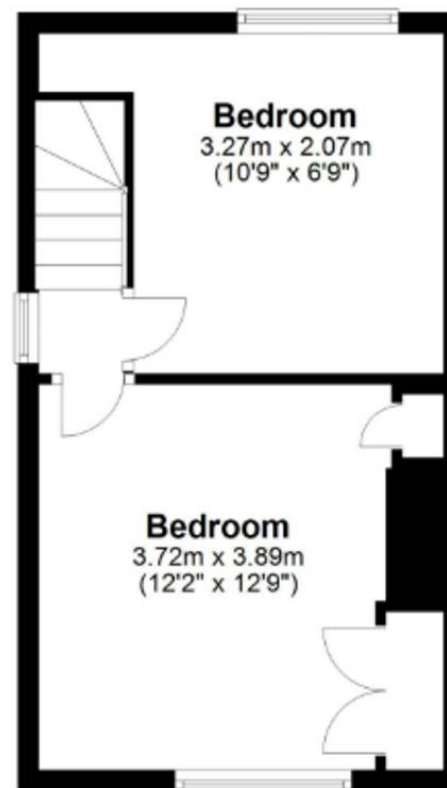
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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



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