



End of Terrace Home – Ideal for First-Time Buyers or Investors

Located on the popular Hesketh Road, this three-bedroom end of terrace property offers fantastic potential for first-time buyers or buy-to-let investors alike.

The accommodation comprises an entrance hall, a bright and spacious lounge, and a kitchen dining area providing a great space for family living. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, along with a private driveway offering off-road parking.

While the property would benefit from some modernisation, the competitive asking price reflects this, making it an excellent opportunity to add value and create a lovely family home or investment property.

Offered to the market with no onward chain for a straightforward purchase.

Tenure: Freehold

- End Of Terrace
- Three Bedrooms
- Private Driveway
- Perfect For First Time Buyers Or Investors
- Double Glazed
- Enclosed Front & Rear Gardens
- No Chain
- Freehold



Entrance Hall

Front door to hall with door to lounge and stairs to 1st floor.

Lounge

19' 2" x 10' 10" (5.84m x 3.29m)

Windows to front and back, door to kitchen and gas fire place.

Kitchen

10' 5" x 19' 9" (3.18m x 6.03m)

A range of eye and low level unit incorporating a stainless steel sink and drainer unit. Windows to front and rear with door leading into rear garden. Understairs storage.

Landing

Doors to three bedrooms and bathroom. Loft access.

Bedroom One

10' 4" x 11' 7" (3.14m x 3.53m)

Two windows to front and fitted wardrobes.

Bedroom Two

9' 1" x 13' 7" (2.78m x 4.15m)

Window to rear.

Bedroom Three

6' 4" x 11' 4" (1.92m x 3.46m)

Window to front.

Bathroom

7' 10" x 5' 5" (2.40m x 1.65m)

Three piece suite comprising a panelled bath with mixer shower over, vanity wash hand basin and low level WC. Fully tiled, heated towel rail and window to rear.



FRONT GARDEN

Front garden with private driveway to side, gate to pathway and gate to rear garden.

REAR GARDEN

Enclosed rear garden with patio and raised lawn. Water supply tap and gate to side to private driveway.

DRIVEWAY

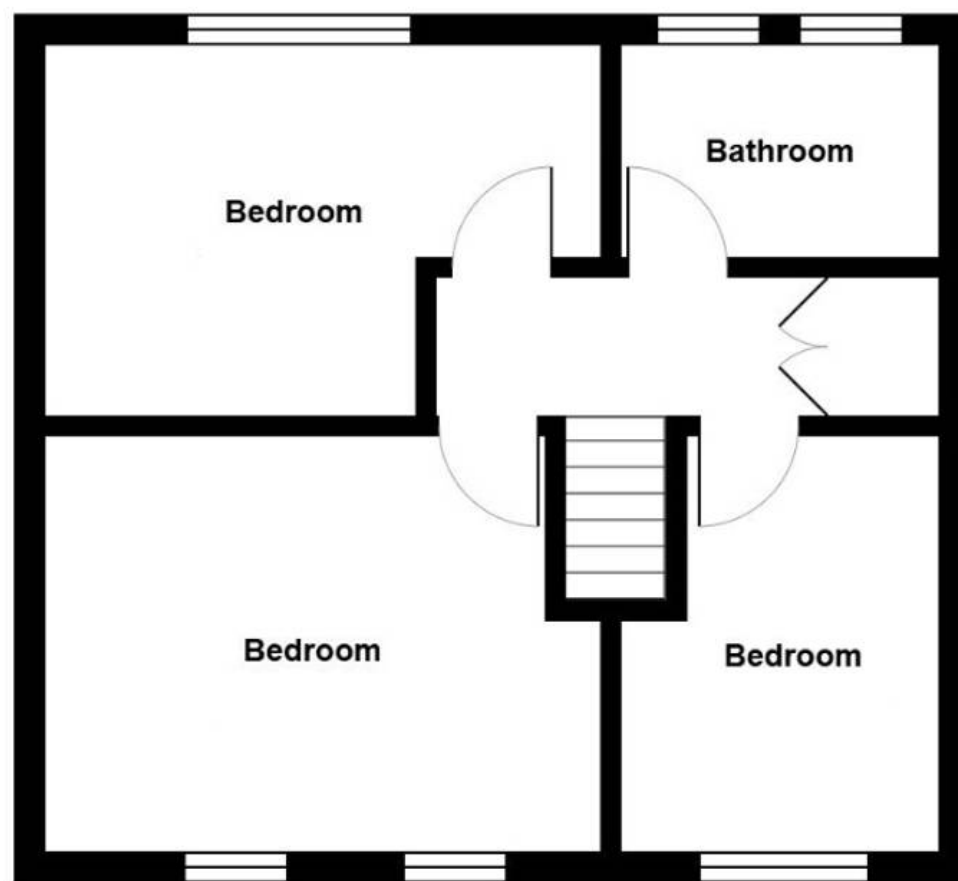
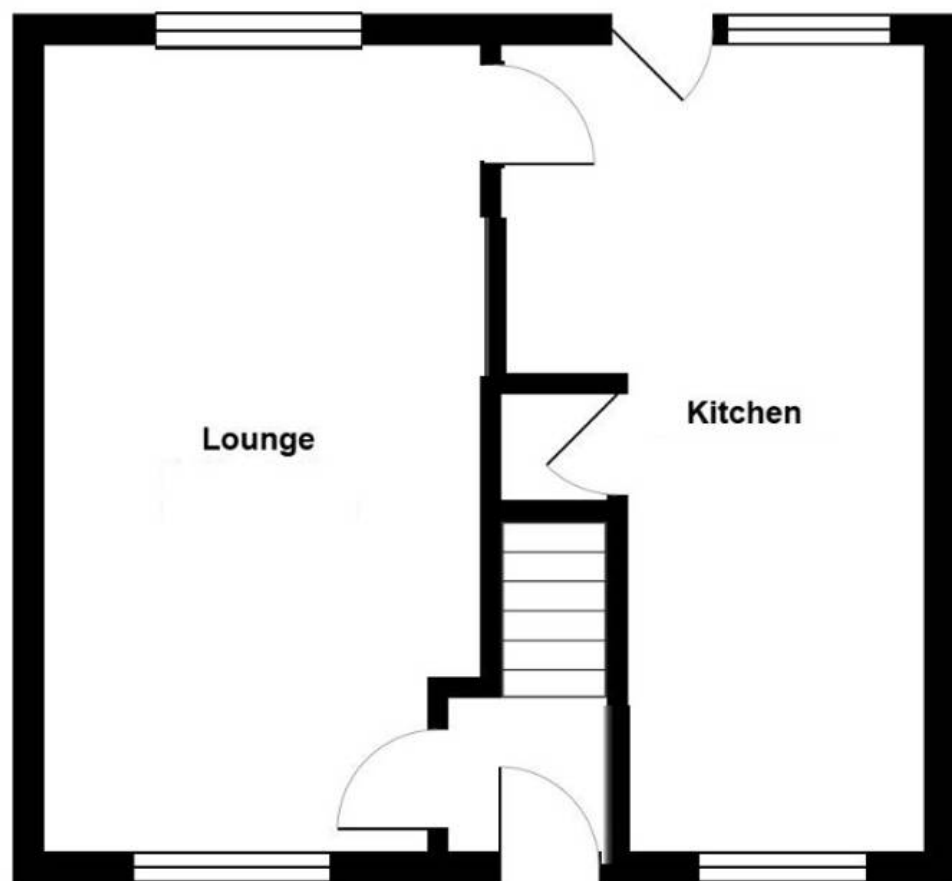
2 Parking Spaces





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		





Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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

