



116 Liverpool Road South, Burscough
In Excess of £170,000

Located in the heart of Burscough village, this end of terrace property offers an excellent opportunity for first-time buyers or investors looking to complete a renovation project and add value.

The property is partially renovated and ready for finishing touches, allowing the next owner to create their ideal home. The ground floor comprises an entrance hall, a lounge, a separate dining/sitting room, a kitchen, a useful office space, and a ground-floor WC. Upstairs, there are two double bedrooms and a good-sized family bathroom.

Externally, the home benefits from front and rear gardens, a courtyard area, and the potential to create a private driveway to the side of the property.

Situated close to local amenities, schools, and transport links, this property offers both convenience and scope for personalisation.

With huge potential and offered at a realistic price point, early viewings are highly recommended.

Council Tax band: B

Tenure: Freehold

- End Of Terrace House
- Three Receptions
- Two Double Bedrooms
- Cottage Style Kitchen
- Front & Rear Gardens
- Partially Renovated Needs Finishing
- Potential to Create Driveway
- Ideal For First Time Buyers & Investors



Entrance

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

Lounge

14' 5" x 13' 2" (4.40m x 4.01m)

Window to front and door into dining room.

Dining Room

12' 2" x 16' 9" (3.72m x 5.11m)

Understairs storage, fireplace and door into kitchen.

Window to side.

Kitchen

15' 0" x 8' 6" (4.58m x 2.58m)

A good range of eye and low level units incorporating a Belfast sink. Freestanding ranger style gas hob and oven with canopy extractor over. Integrated dishwasher and washing machine. Window and French door to rear and door into office. Tiled flooring.

Office

18' 1" x 7' 5" (5.51m x 2.25m)

Window to side and door into WC.

WC

7' 4" x 2' 9" (2.23m x 0.84m)

Two piece suite comprising vanity wash hand basin and low level WC. Window to side and tiled flooring. Newly plastered decorating needed.

Landing

Doors to both bedrooms, bathroom and loft access.

Bedroom One

16' 9" x 13' 3" (5.11m x 4.03m)

Two window to front.



Bedroom Two

8' 4" x 12' 2" (2.55m x 3.70m)

Window to rear.

Bathroom

7' 10" x 8' 7" (2.40m x 2.61m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Built in storage cupboard and window to rear.

Loft

The loft has pull down ladder and is fully boarded with carpet and electrics. Window on gable end and has potential to be converted into a room.

Front Garden

Pathed front walled garden with side passage to rear garden.

Rear Garden

Enclosed rear garden with patio and lawn, not overlooked. Walled courtyard at rear of property. Right of way pathway.



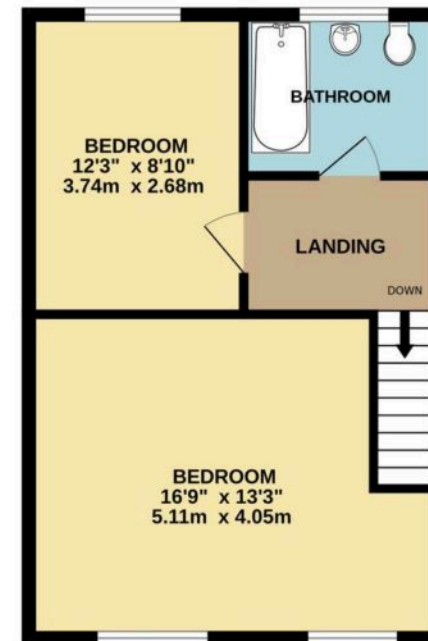




GROUND FLOOR



1ST FLOOR





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