





## Trevor Road, Burscough

New to the market this beautifully presented semi detached house located in the village of Burscough walking distance to local amenities. Located nearby also is the local high school and multiple primary schools. We are spoilt for choice and they're all within walking distance.

The property comprises of hall, lounge, dining room and kitchen on the ground with two good sized bedrooms and bathroom on the 1st floor. Externally the property benefits from a private driveway and enclosed rear garden. Marketed with no onwards chain this property would be perfect for a first time buyer or someone looking to downsize.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Two Receptions
- Modern Throughout – Move In Ready
- Great Sized Rear Garden
- Private Driveway
- Freehold
- Perfect For A First Time Buyer Or Downsizer!
- NO CHAIN





### Entrance

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

### Lounge

Feature log burner and bay window to front.

### Dining Room

Opens into kitchen. Storage cupboard and understairs cupboard with boiler and electrics. French door to rear leading into rear garden. Window to side and laminate flooring.

### Kitchen

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Electric oven and hob with canopy style extractor over, integrated dishwasher and undercounter fridge. Plumbed in for washing machine. Bow window to rear.

### Landing

Doors to both bedrooms and bathroom.

### Bedroom One

Window to front.

### Bedroom Two

Window to rear, laminate flooring and loft access.

### Bathroom

Three piece suite comprising of panelled bath with electric shower over and screen, pedestal wash hand basin, low level WC and heated towel rail. Tiled flooring and partly tiled walls. Window to side.





### FRONT GARDEN

Private driveway to the front with spaces for up to two cars and gate to side leading to rear garden.

### REAR GARDEN

Enclosed rear garden with patio, great sized lawn and planted out borders. Wooden shed and gate to side leading to front. Water tap and electrics. Not overlooked.

### DRIVEWAY

2 Parking Spaces





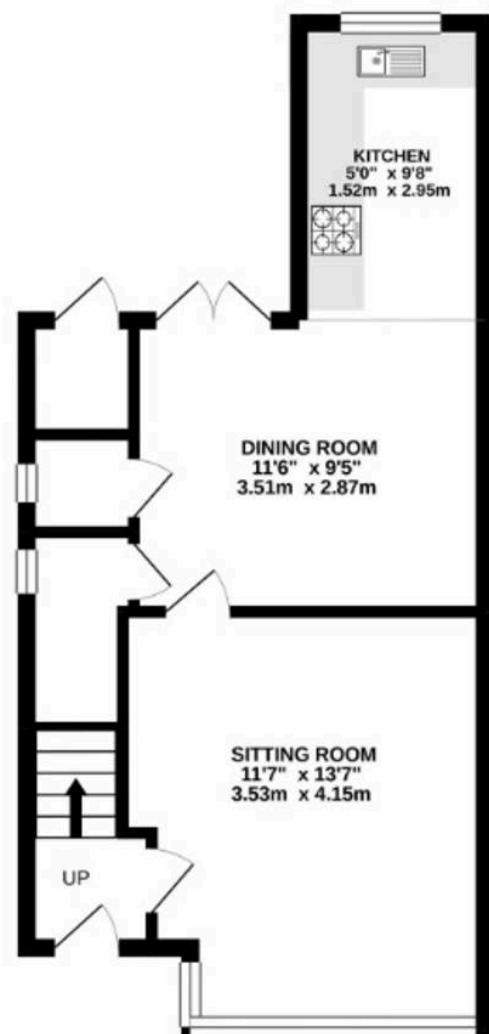




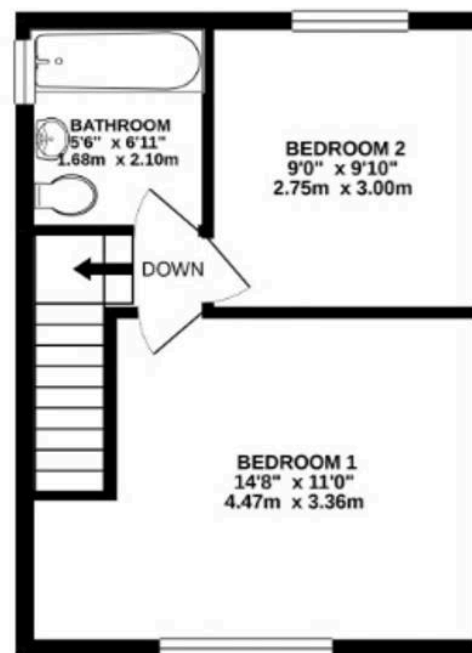




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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