



**Richmond Avenue, Burscough Ormskirk L40 7RB**



**welcome to**

**Richmond Avenue, Burscough Ormskirk**

Jones and Chapman are delighted to offer for sale this three Bedroom semi detached property situated in the sought after area of Burscough L40



### **Cloakroom**

Double glazed window to the front, W.C, wash hand basin, radiator.

### **Lounge**

14' 4" x 11' 6" ( 4.37m x 3.51m )

Double glazed window to the front, radiator, carpet flooring.

### **Kitchen**

9' 4" x 21' 2" ( 2.84m x 6.45m )

Fitted kitchen with wall and base units, work surfaces incorporation a sink an drainer, part tiled walls, dishwasher, radiator, spot lights.

### **Utility Room**

Part tiled walls, sink and drainer, wood effect laminate flooring.

### **Conservatory**

10' 9" x 9' 4" ( 3.28m x 2.84m )

Double glazed window to the rear, double glazed door to the rear, wood effect laminate flooring.

### **Bedroom One**

12' 6" x 13' 7" ( 3.81m x 4.14m )

Double glazed window to the front, radiator, fitted wardrobes, wood effect laminate flooring.

### **Bedroom Two**

13' 6" x 9' 6" ( 4.11m x 2.90m )

Double glazed window to the rear, radiator, wood effect laminate flooring.

### **Bedroom Three**

7' 9" x 9' 3" ( 2.36m x 2.82m )

Double glazed window to the rear, radiator, wood effect laminate flooring.

### **Bathroom**

Double glazed window to the rear, bath, wash hand basin, W.C, tiled walls and floor, spot lights.

### **External**

Rear garden and driveway.



***view this property online*** [jonesandchapman.co.uk/Property/ALT123261](http://jonesandchapman.co.uk/Property/ALT123261)



welcome to

## Richmond Avenue, Burscough Ormskirk

- Three Bedroom Semi Detached Property
- Lounge
- Kitchen Diner
- Conservatory
- Family Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of

**£245,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/ALT123261](https://jonesandchapman.co.uk/Property/ALT123261)



Property Ref:  
ALT123261 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
jones & chapman



**0151 734 1440**



[Allerton@jonesandchapman.co.uk](mailto:Allerton@jonesandchapman.co.uk)



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)