



40 Croft Avenue, Burscough

£1,000 Per Calendar Month





## 40 Croft Avenue

Burscough, Ormskirk

Semi Detached House comprising hallway, open plan lounge dining, kitchen, three bedrooms and bathroom. The property benefits from both front and rear gardens, private driveway and garage. Available Now. If the Landlord is willing to accept pets, then the monthly rent will be an additional £50pcm. Moving Works politely ask you to contact the office before viewing internally or externally.

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- Three Bedrooms
- Two Receptions
- Private Driveway
- Front And Rear Gardens
- Summerhouse
- Available Now





### Entrance Hall

Porch to front door then door to hall. Door to lounge and stairs to 1st floor.

### Lounge

10' 10" x 17' 3" (3.30m x 5.25m)

Window to front. Open plan into dining room.

### Dining Room

10' 0" x 10' 11" (3.05m x 3.33m)

Sliding patio doors to rear garden. Door to kitchen.

### Kitchen

7' 1" x 12' 8" (2.17m x 3.86m)

A range of eye and low level units incorporating sink and drainer unit. Built in electric hob with canopy style extractor hood, built in electric oven. Partly tiled walls. Plumbed for washing machine and dishwasher. Windows to rear and side. Door to side leading to driveway. Two storage cupboards.

### Landing

Doors to three bedrooms and bathroom. Window to side. Loft access with ladder.

### Bedroom One

13' 5" x 10' 11" (4.10m x 3.34m)

Window to rear. Built in wardrobe.

### Bedroom Two

9' 9" x 11' 0" (2.98m x 3.35m)

Window to front. Built in wardrobe.

### Bedroom Three

7' 3" x 10' 1" (2.20m x 3.08m)

Window to rear.







### Bathroom

7' 2" x 5' 1" (2.19m x 1.55m)

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

### Garage

Up and over door to front. Electrics. Window to side.

### Front Garden

Lawn and private driveway. Gates leading to garage and rear garden.

### Rear Garden

Enclosed rear garden. Planted out borders, lawn and two patios. Summerhouse to the **rear of garden.**

### DRIVEWAY

3 Parking Spaces





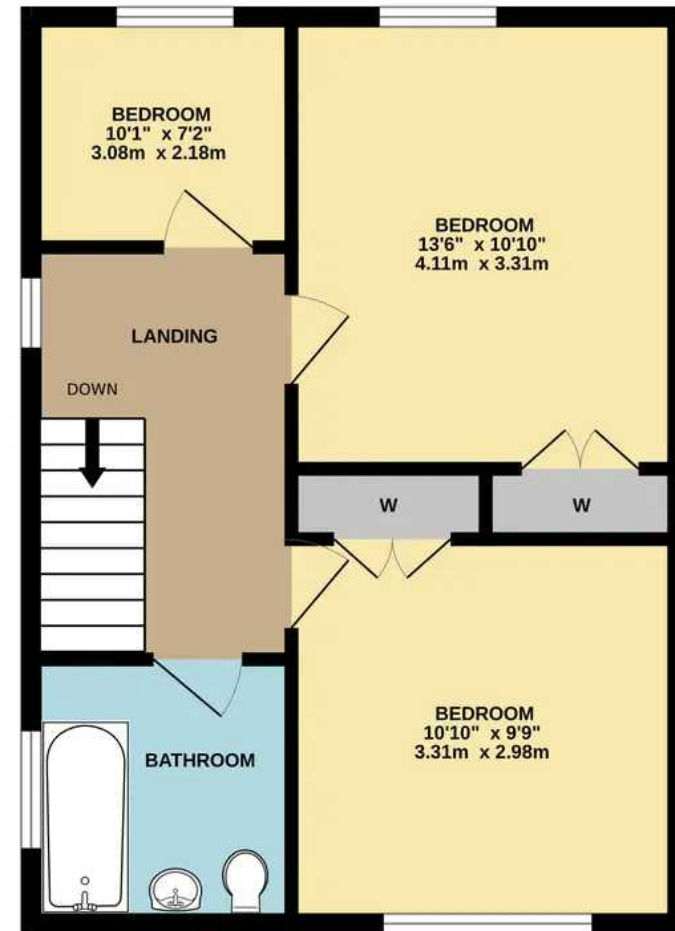




GROUND FLOOR



1ST FLOOR



Whilst 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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## Movingworks Burscough Lettings

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