



Maria B Evans Estate Agents Limited

142 Liverpool Road South, Burscough, L40 7TB

Offers in the region of £495,000



- **Attractive detached Victorian residence**
- **Brimming with stunning original features**
- **Four double bedrooms plus a box room**
- **Two reception rooms to the ground floor**
- **Spacious kitchen with separate dining room**
- **Stone flagged cellar**
- **Parking for three cars on a gravel drive**
- **Double and single garage with a workshop area**

142 Northview is a stunning period property in Burscough. Having conserved original Victorian characteristics, the property displays stained-glass sash windows, decorative wall coving and tall ceilings throughout. It has the additional feature of a beautiful Dutch fisherman stained-glass window in the stairway. With good-sized rooms and gardens to front and rear, the property provides great accommodation with lots of character.



Entrance into the property is provided by an original Victorian door with stained-glass fanlight. Once inside, the porch has original tiled flooring and decorative coving around the ceiling in which a pendant light sits. An inside door with etched fan and side light leads to a wood panelled hallway with a plate rack running along the top of the wall. Both pendant and wall lights provide brightness to the hallway.



The first reception room unfolds to the left. This is the first of the rooms with beautiful stained-glass sash windows and this particular one faces the front of the property with a radiator underneath. The reception room also includes a beautiful chandelier in decorative coving, television point to the corner and gas adam style fireplace with a marble inset and hearth.

To the right of the hallway is the second reception room with two windows: one to the front with radiator underneath and a second to the side. The centre piece of the room is a timber surround, Victorian tiled, cast iron inset open fire with copper fender. To complete, a pendant light in coving hangs from above and there is a television point to the side.



A door from this reception room leads into the kitchen positioned to the rear of the property. Its wall and base units include a Newworld range cooker with four gas points, hot plate facility and tiled splashback above. Twin stainless steel sink units with an etched drainer and hot and cold mixer tap are integrated into the worktops. This sits in front of two picture windows overlooking the rear. A radiator is fitted underneath the counters which is also supplied with plumbing for an automatic washing machine. The kitchen is fitted with vinyl flooring and fluorescent strip lights. This room has further space for dining and access to the rear garden.



The dining room holds two stained glass windows to side and a window to rear with a radiator beneath. The side windows are set above a fitted shelving unit, perfect for displaying decorative ornaments or books. These are connected to a Victorian oak inset mantel with mirror above, housing a cast iron facility with a high-level timber fire surround. The room also includes both pendant and wall lights. A door with opaque windows leads back into the hallway.

The downstairs w.c. includes a vanity set wash hand basin with pillar tap and mirror above, a low flush w.c. and towel rail. It also has a window to rear, pendant light and access to the cellar.



Ascending the stairway reveals the crown jewel of 142 Northview: an arched stained-glass scene of a Dutch fisherman. An original Victorian feature, the scene is a piece of artwork integrated into the property's very own walls. A pendant light adds further illumination for entryway into the rooms.



The spacious master bedroom has a window with views of the rear, a radiator underneath and a pendant light. Bedroom two holds similar features with two windows to front, two radiators and a pendant light above. Bedroom three has a window to side, pendant light and a cupboard for housing of the lagged hot water cylinder tank. In bedroom four, the flooring reveals exposed oak panels, a window to front with radiator beneath and a pendant light. The final box room is currently being used as a study but has the potential to accommodate a variety of needs, for example: a walk-in wardrobe, a reading room, or even extra storage space. It also has a window to front and pendant light.





The upstairs bathroom comprises of vinyl tile flooring, wall tiling to do dado, a track light and an opaque window to rear. The bathroom is supplied with a four-piece coloured suite to include: an inset pedestal wash hand basin with pillar taps and mirrored surround with a vanity light over and cupboards to both sides. There is a low flush w.c., tile panelled bath and a fully tiled cubicle shower.



The property sits elevated from its front grounds which begins with a gravel drive, providing parking for three cars. The neighbouring property has right of way and part access to the drive. A stone path with tiered steps breaks the gravel and leads up to the property. Each side of this path is bordered with mature shrubs and plants to enclose the lawn. The rear garden is accessible from either side of the property. Entering from the right, it unfolds through a stone arch with cobbled path. A small wall runs alongside this, broken up by further stone steps to the rear lawn. The garden is also supplied with an outside water tap and armoured power point. Advancing across the cobbled path, a neat driveway with double wrought iron gates stretches to both a double and single garage, both with power and light through 3 phase electrics, with a workshop area to the side of the double garage. From the driveway, a side gate leads back to the front garden.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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