



Maria B Evans Estate Agents Limited

3B, Moss Lane, Burscough L40 4AL

Offers in the region of £205,000



- Three-bedroom end-terrace townhouse set across three floors
- Benefitting from an allocated parking space for one vehicle
- Detached single garage to the rear
- Entrance hallway leading to the ground floor accommodation
- Kitchen located to the front of the property
- Generously sized living-dining room with French doors to the rear
- Ground floor two-piece w.c.
- Master suite to the second floor with three-piece suite
- Two double bedrooms to the first floor
- Three-piece family bathroom
- Rear garden laid to patio and shale with outdoor water tap
- Fitted with UPVC windows and doors
- Gas central heating throughout
- A stone's throw from Burscough village amenities

A three-bedroom end terrace, this property provides much accommodation set across three floors. Briefly, this comprises of a spacious living-dining area, separate kitchen, downstairs w.c., three double bedrooms (the master with an en suite) and three-piece family bathroom. Outside, the property benefits from a low-maintenance rear garden and detached single garage to the rear, in front of which is an allocated parking space for one vehicle.

Welcome in...

A flagged path guides to the property's UPVC entrance door and into the hallway. This is a bright space fitted with wood-effect laminate flooring, a radiator and pendant light.



Look what's cooking...

Bearing to the left, the kitchen space unfolds appointed with light oak wall and base units and topped with a black granite counter. A tiled splashback runs in between the units which contain an electric oven and grill with gas hob and extractor hood above, plumbing for an automatic washing machine, a one-and-a-half bowl stainless steel sink unit with etched drainer to the side and space for a refrigerator/ freezer to the side. The room is completed with a window to the front and pendant light above.

The w.c. is located to the other side of the hallway, fitted with laminate flooring, a close coupled w.c. and pedestal wash hand basin.



Where living happens...

Continuing to the rear, the living-dining room is a spacious area, also fitted with a laminate wood-effect flooring, lit by two pendant lights and has French patio doors which open out to the rear garden.



And so, to bed...

Bedrooms two and three are located on the first floor, both being double rooms and enjoying two windows to the rear and front respectively, a radiator and pendant light.



The family bathroom lies in between the two bedrooms, equipped with a three-piece suite comprising of a panel bath, pedestal wash hand basin, close coupled w.c. and tiling to the floor and splash areas. It is completed with an extractor fan and pendant light above.



Ascending to the second floor, the landing is also lit by a pendant light, has a Velux window above and a storage cupboard.

The master bedroom is another double room with fitted wardrobes to one corner and a Dormer window to the front. Its en suite holds tiling to splash areas and is fitted with a shower enclosed by glazed doors, a pedestal wash hand basin, close coupled w.c., Velux window and radiator.



Outside...

The rear garden is laid to a mixture of patio and shale areas and enclosed by timber fence borders. Access to the detached single garage can be gained through a timber gate at the rear of the garden, whilst access down the side of the property leads back to the front through a timber gate and has a water tap to the side.



Viewing is strictly by appointment through Maria B Evans Estate Agents

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

We are reliably informed that the lease length is 890 years

We are reliably informed that the Lease is £100 PA

We are reliably informed that the Lease Charge Renewal is N/A

We are reliably informed that the Service Charge is N/A

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is C

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA