



167 Liverpool Road South, Burscough

Offers In Excess of £450,000

Liverpool Road South, Burscough

Having undergone a comprehensive renovation and extension, this exceptional three-bedroom semi-detached home has been transformed to an outstanding standard, with no expense spared and meticulous attention to detail evident throughout. Boasting brand new windows, doors, plumbing, electrics, and high quality fixtures and fittings, this truly is a turnkey property ready for immediate occupation.

Upon entering, you are welcomed by a stylish porch and entrance hall leading through to the heart of the home, a breath taking open-plan kitchen, dining, and living space. Designed with modern family living in mind, the kitchen features a range of integrated appliances, a central island, and an abundance of storage, whilst the impressive full-width bifold doors flood the room with natural light and create a seamless connection to the rear garden. The property also benefits from a separate lounge, complete with an attractive bay window, providing a cosy retreat away from the main living area.

Practicality has been carefully considered with a beautifully designed utility room featuring bespoke built in units and pull-out draws for them laundry baskets, making everyday tasks effortless. A contemporary ground-floor WC, finished with stylish fittings that continue the high standard seen throughout the home.



To the first floor are three generous double bedrooms, all beautifully presented. The luxurious principal bedroom enjoys a spacious en-suite bathroom, complete with a stunning freestanding slipper bath perfectly positioned to overlook the rear garden, creating a truly relaxing and indulgent space. The main family bathroom is equally impressive, featuring a walk-in double shower and high quality contemporary fittings.

Externally, the property continues to impress with a private driveway providing ample off-road parking, a garage, and a beautifully landscaped rear garden. The garden is an excellent size, fully enclosed, and not overlooked, offering a wonderful degree of privacy for outdoor entertaining and family enjoyment.

Combining exceptional craftsmanship, thoughtful design, and premium finishes throughout, this outstanding home must be viewed to be fully appreciated.

Tenure; Leasehold - No rent charge

Key Features;

- Extended Semi Detached
- Newly Renovated With High Standards Throughout
- Modern Open Plan Kitchen Living With Additional Reception
- Three Double Bedrooms
- Full Rewire & Plumbing Completed
- Enclosed Rear Garden - Not Overlooked
- Private Driveway Newly Landscaped
- No Onwards Chain



Entrance

Front door to porch with door into hallway. Stairs to 1st floor and door into open plan kitchen living. LVT flooring.

Kitchen Living

27' 5" x 23' 1" (8.35m x 7.03m)

Open plan kitchen living with an excellent range of eye and low level units incorporating a Belfast sink, built in electric hob situated on the Island, built in double oven and all integrated appliance such as dishwasher, fridge and freezer. Bursts of light with sky lights and bifold doors along the whole rear of property overlooking rear garden. Doors into lounge and utility room. LVT flooring throughout.

Lounge

13' 7" x 9' 9" (4.14m x 2.96m)

Bay window to front and built in cupboards to enhance the media wall. LVT flooring.

Utility Room

Plumbed in for washing machine and dryer this modern room benefits from built in storage cupboards and pull out basket draws. Door into garage and WC. LVT flooring.

WC

Two piece suite comprising vanity wash hand basin with electric mirror above, low level WC and heated towel rail. LVT flooring.

Primary Bedroom

24' 2" x 8' 8" (7.36m x 2.65m)

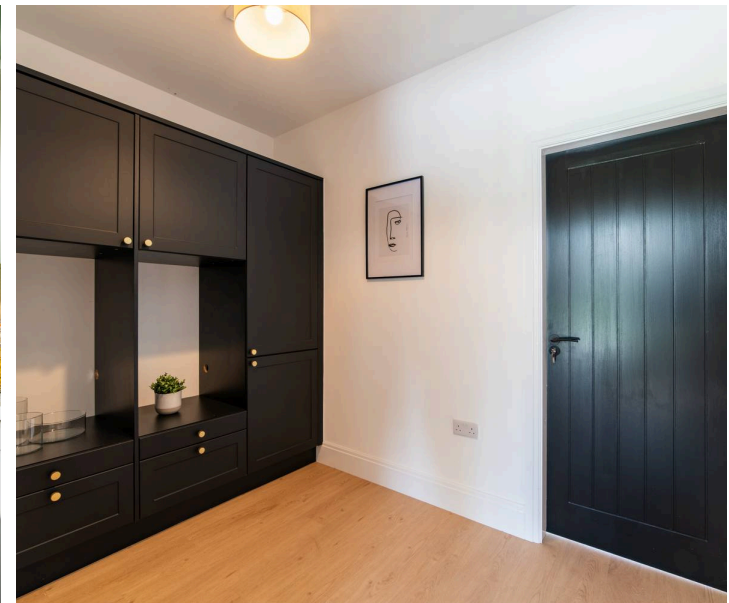
Windows to both front and rear with door into En-suite. Loft access with pull down ladder.

En-Suite

Three piece suit comprising slipper bath, vanity wash hand basin with electric mirror above and low level WC. Heated towel rail and LVT flooring. Partly tiled walls, tiled flooring and window to rear.

Bedroom Two

Window to front.



Bedroom Three

11' 0" x 11' 8" (3.36m x 3.56m)

Window to rear.

Bathroom

5' 6" x 6' 6" (1.67m x 1.98m)

Three piece suite comprising walk in double shower with bevelled shower screen and mixer shower over, vanity wash hand basin with electric mirror above and low level WC. Partly tiled walls, tiled floors and window to front.

Heated towel rail.

Garage

Up and over door to front, integral door into utility. Electrics and new boiler.

Landing

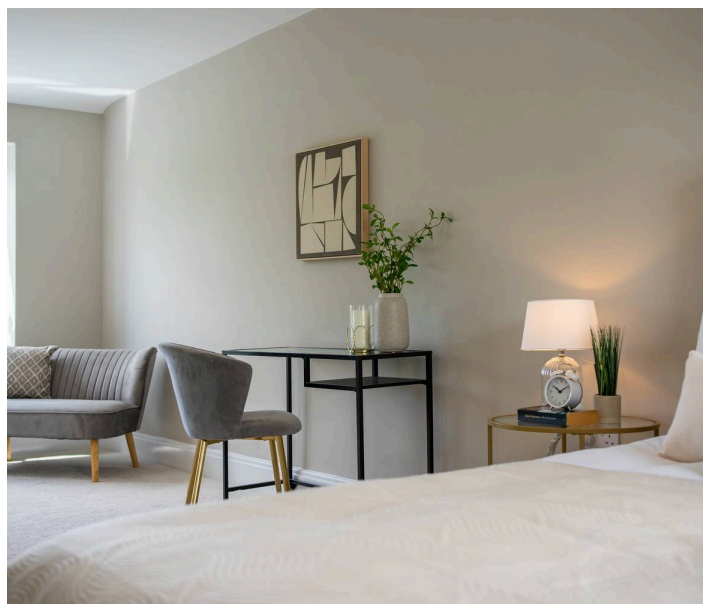
Doors to three bedrooms, bathroom. Loft access.

Rear Garden

An excellent size enclosed rear garden comprising a spacious raised patio laid with porcelain tiles with a step down to the spacious lawn and now overlooked.

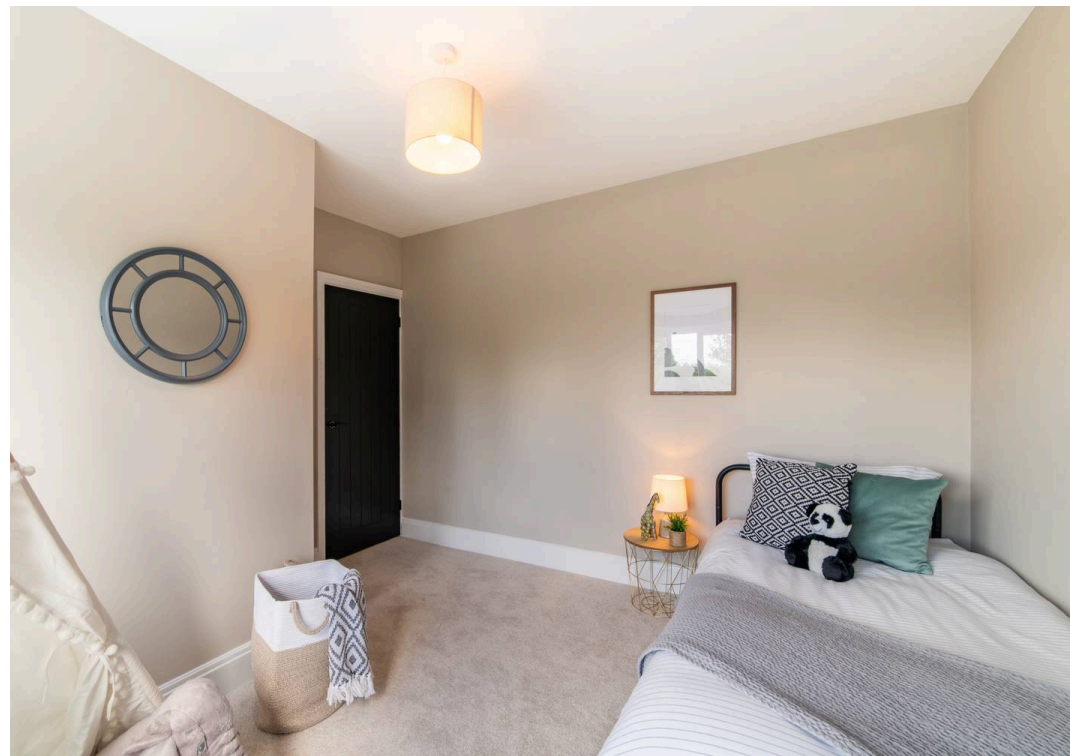
Driveway

Private driveway with pathway leading to porch and spaces for up to four cars.



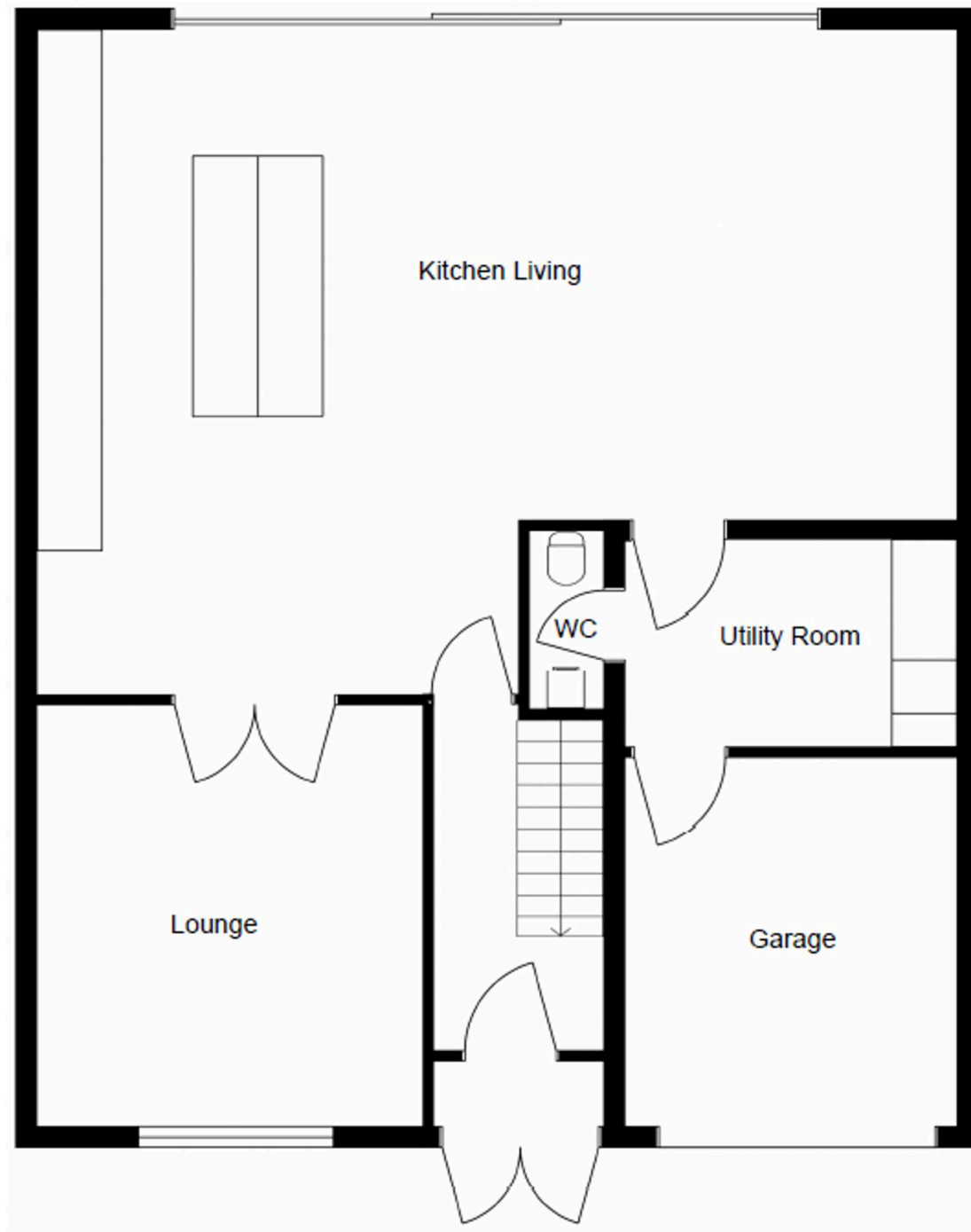




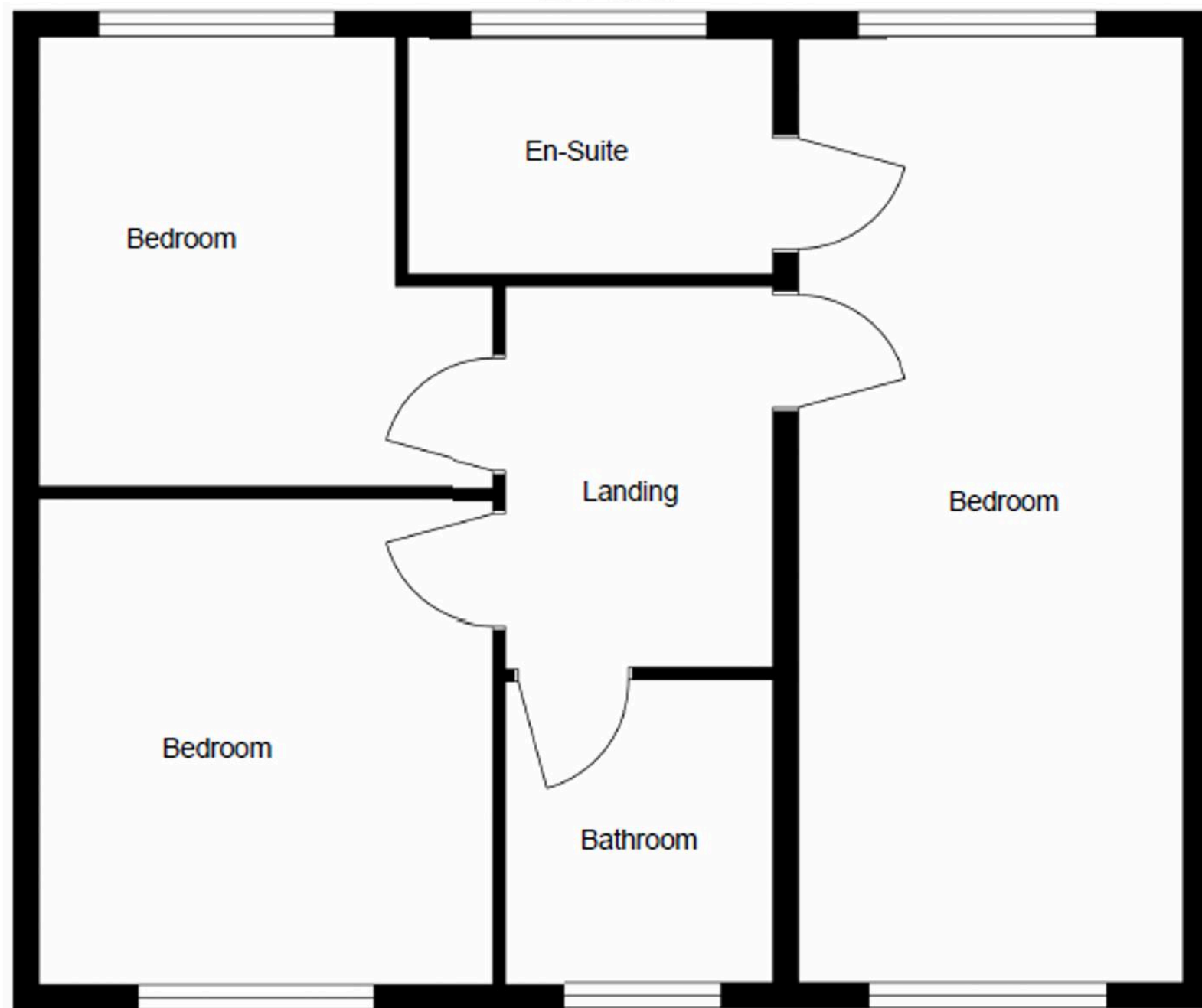




167 LRS
1. Floor



2. Floor





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