VICTORIA ESTATES & PROPERTY MANAGEMENT

5 Finch Road, Burscough

Offers in Region of **£365,000**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Detached House
- Three Double Bedrooms
- Bathroom, Ensuite and WC
- Dining Kitchen
- Private Driveway
- Rear Garden

Hallway
Front door into Hallway with doors into Lounge, WC and Dining Kitchen, Stairs to 1st floor. LVT flooring

Cloaks
Pedestal wash hand basin and WC, window to the front

Lounge
10' 6" x 16' 1" (3.21m x 4.90m)
Window to the front with shutters. LVT Flooring

Dining Kitchen
18' 9" x 10' 8" (5.72m x 3.25m)
An excellent range of eye and low level units incorporating a 1 1/2 bowl sink drainer unit, gas hob and electric double oven, integrated washing machine, integrated dishwasher, integrated fridge freezer. Window to the rear Dining side of the kitchen with French doors into rear garden. LVT Flooring

Landing
Doors to 3 Bedrooms and Bathroom, window and 2 storage cupboards. Loft is boarded

Bedroom One
10' 2" x 10' 10" (3.10m x 3.31m)
Window to the front with shutters, door to ensuite, triple wardrobe

En Suite
3' 11" x 5' 7" (1.19m x 1.71m)
Three piece suite comprising double shower cubicle with mixer shower , pedestal wash hand basin, WC , part tiled walls and tiled floor

Bedroom Two
9' 9" x 12' 3" (2.96m x 3.73m)
Window to the rear

Bedroom Three
9' 1" x 8' 8" (2.78m x 2.63m)
Window to the rear Currently used as Study

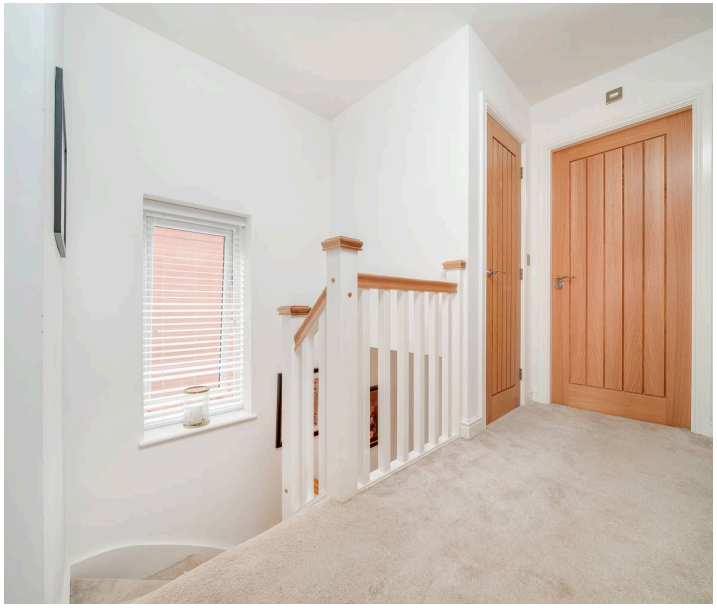
Bathroom
7' 8" x 5' 6" (2.34m x 1.68m)

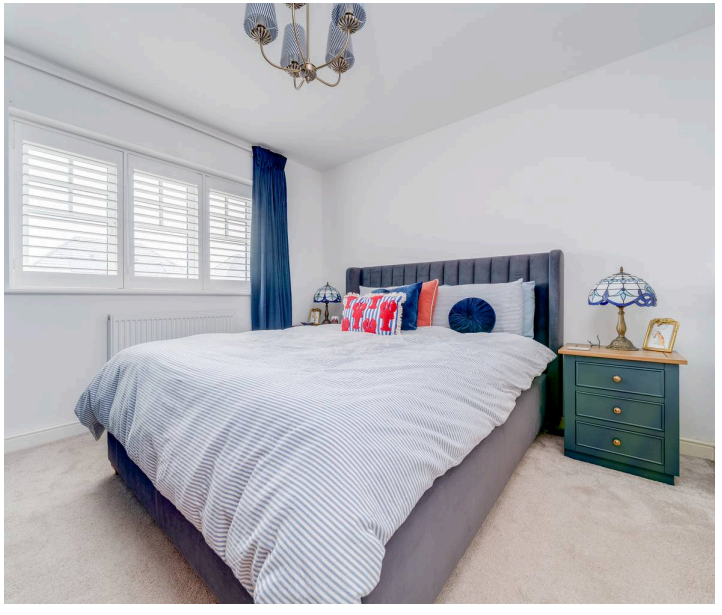
REAR GARDEN

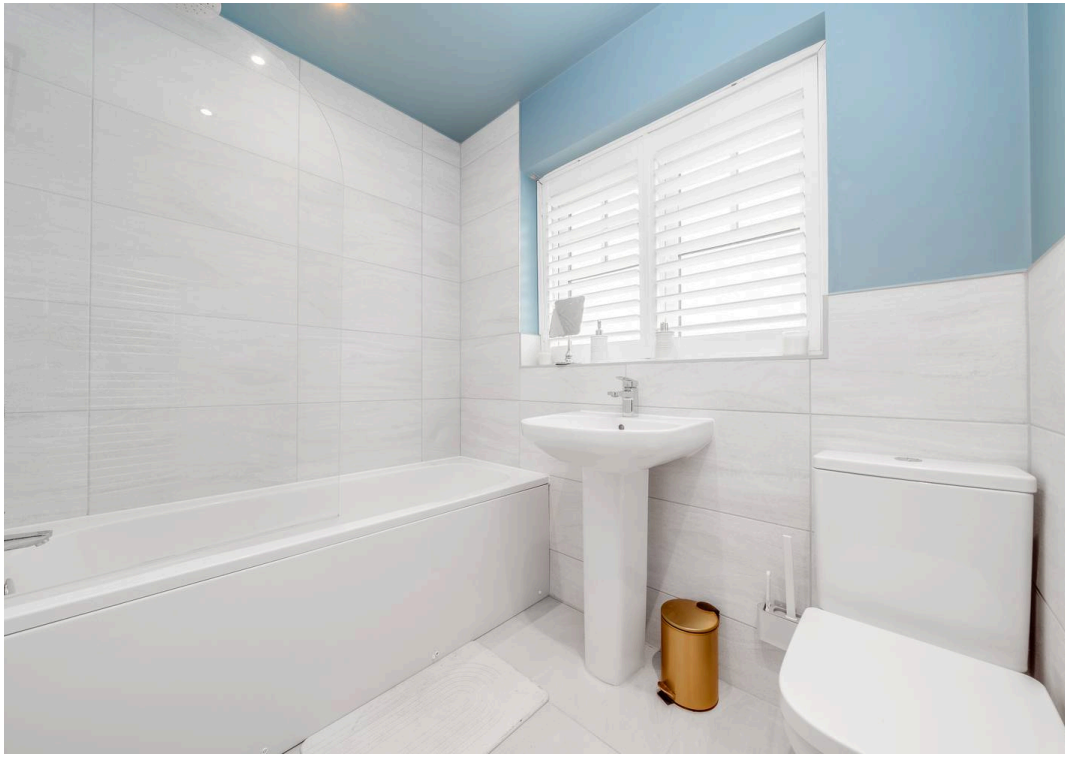
Enclosed rear garden with lawn, raised planters, gravel patio, paved patio, electric socket and water tap

DRIVEWAY

2 Parking Spaces





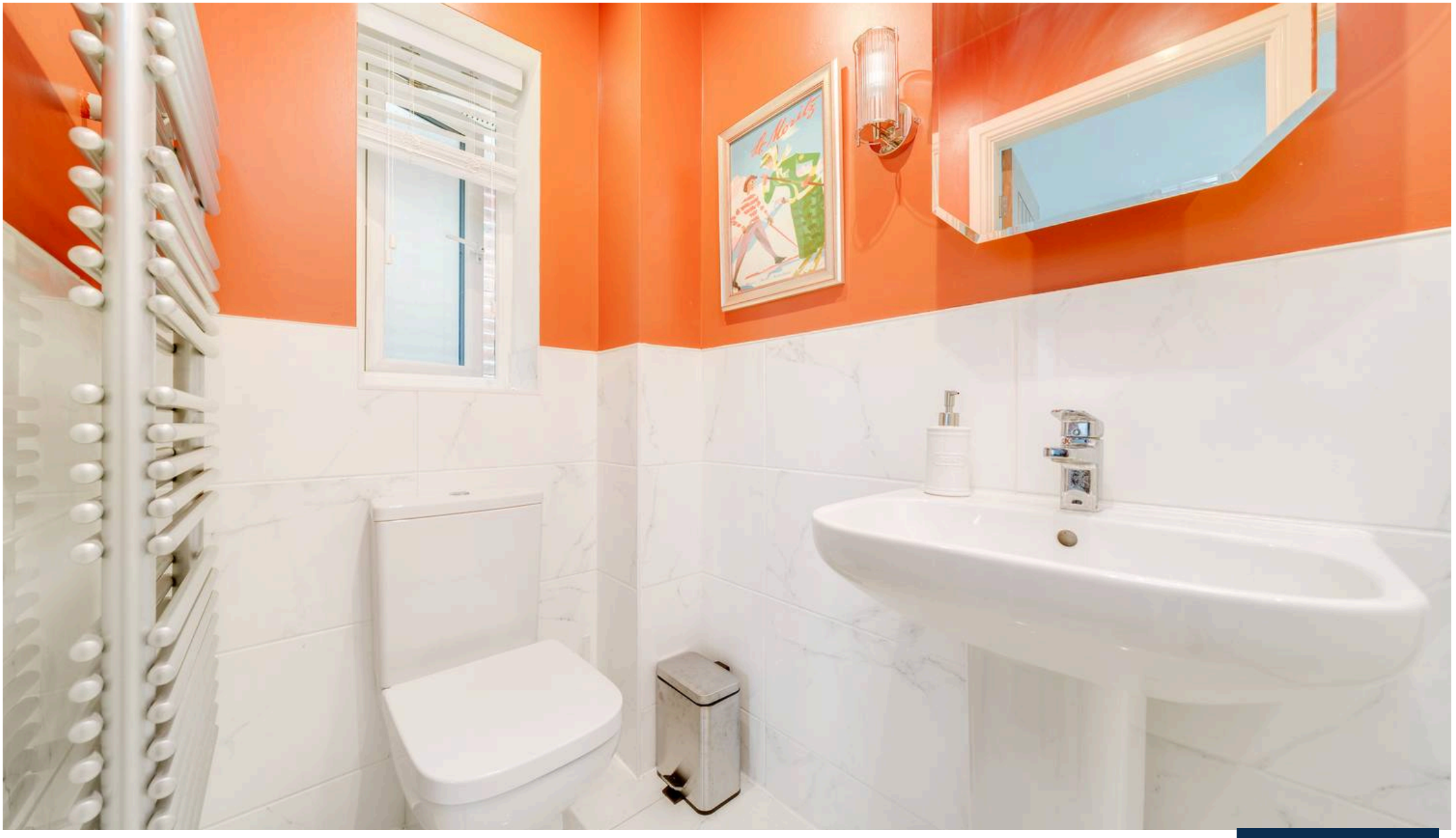


Ground Floor Plan

Room	Imperial	Metric
Kitchen/Dining	18'11" x 10'9"	5.76m x 3.27m
Living Room	10'8" x 15'10"	3.25m x 4.82m
Cloaks	3'2" x 6'3"	0.97m x 1.90m

First Floor Plan

Room	Imperial	Metric
Bedroom 1	10'10" x 10'3"	3.31m x 3.12m
En-suite	8'2" x 3'11"	2.50m x 1.20m
Bedroom 2	9'5" x 12'3"	2.86m x 3.73m
Bedroom 3	9'3" x 11'9"	2.81m x 3.57m
Bathroom	7'9" x 6'3	2.36m x 1.90m



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