

VICTORIA ESTATES & PROPERTY MANAGEMENT

12 Maple Avenue, Burscough

Offers in Region of **£240,000**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi Detached House
- Three Bedrooms
- Three Receptions
- Private Driveway
- Rear Garden
- No Chain



Porch and Hallway
Front door to Porch and door to Hallway Window to the side, understair storage cupboard, Stairs to 1st Fllor Doors to Kitchen and Dining Room

Lounge
11' 3" x 12' 0" (3.42m x 3.65m)
Window to the front , feature fireplace, open plan to Dining Room

Dining Room
11' 6" x 10' 2" (3.50m x 3.10m)
Window to the rear

Kitchen
7' 9" x 9' 8" (2.36m x 2.95m)
A range of eye and low level units incorporating a stainless steel sink drainer unit. Window to the rear, door to Lounge Bar

Lounge Bar
15' 11" x 18' 4" (4.86m x 5.60m)
Bifold doors to the rear garden, laminate flooring and door to workshop/ storage

Workshop Storage Room
Workshop / Storage space Plumbed for washing machine, electrics

Landing
Doors to Three Bedrooms and Bathroom, window to the side

Bedroom One
11' 3" x 12' 0" (3.43m x 3.67m)
Bay window to the front (measurement into bay 4.26m)

Bedroom Two
10' 8" x 10' 3" (3.24m x 3.12m)
Window to the rear

Bedroom Three
6' 9" x 8' 7" (2.06m x 2.62m)
Window to the front, storage cupboard







REAR GARDEN

Enclosed rear garden with Patio, Astro turf, wooden shed, wooden summer house, brick BBQ, planted out borders and hot tub

DRIVEWAY

2 Parking Spaces

Private driveway to the front



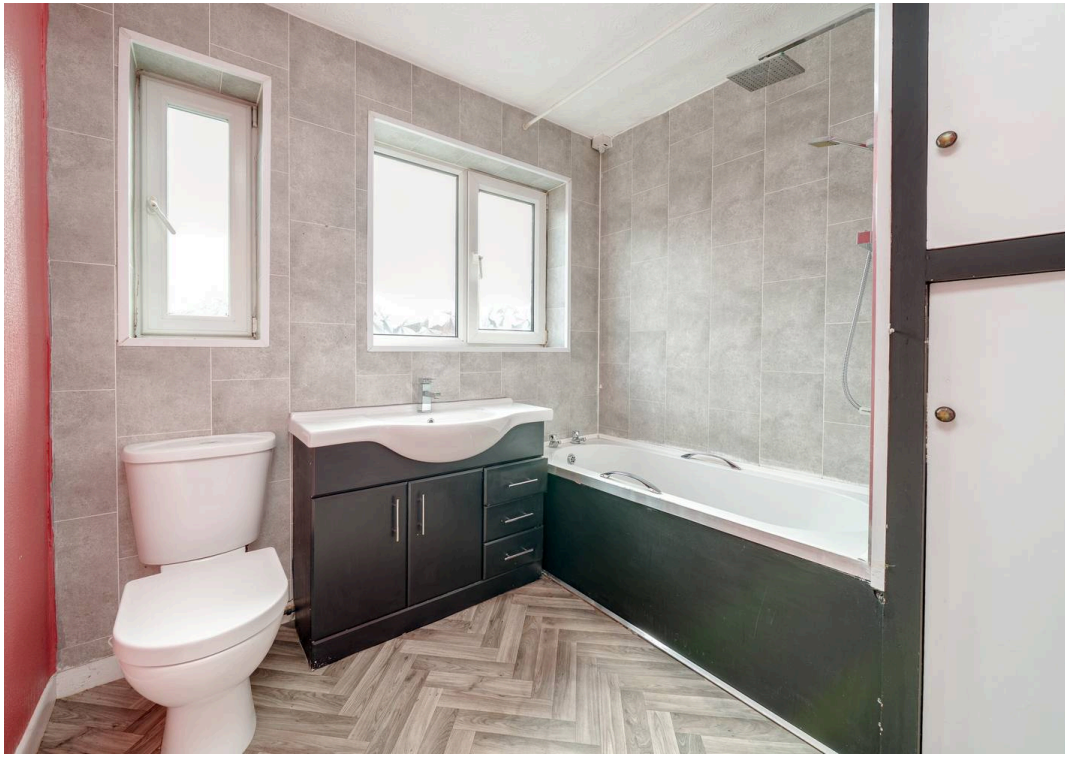














Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • http://vepm.co.uk

VICTORIA ESTATES & PROPERTY MANAGEMENT