



47 Trevor Road, Burscough

£184,000

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Situated within a cul de sac, this semi-detached house presents an excellent opportunity for buyers looking to modernise and create a fantastic home. The accommodation comprises an entrance hall, spacious lounge and dining area, kitchen, utility and bathroom to the ground floor. To the first floor are three bedrooms. Externally, the property benefits from a private driveway to the front and a generously sized rear garden, providing excellent outdoor space and further potential. Although the property requires some updating, it offers superb scope for improvement and the chance to add value. Offered to the market with no onward chain, this is a great opportunity for buyers seeking a project in a desirable residential setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi Detached House
- Three Bedrooms
- Enclosed Rear Garden
- Private Driveway
- Potential To Extend
- Modernising Needed
- Cul De Sac Location
- No Chain



Entrance Hall

Front door into hall with stairs to 1st floor and door into lounge.

Lounge

20' 7" x 14' 5" (6.28m x 4.40m)

Window to front and door into kitchen. Stone feature fireplace and understairs storage with boiler.

Kitchen

7' 2" x 11' 3" (2.18m x 3.43m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in breakfast bar.

Window to rear and door into rear hall.

Rear Hallway

5' 11" x 4' 11" (1.81m x 1.51m)

Plumbed in for washing machine and doors into bathroom and side leading into garden.

Landing

Doors to three bedrooms and window to side.

Bedroom One

10' 11" x 14' 6" (3.33m x 4.41m)

Two windows to front.

Bedroom Two

8' 8" x 9' 7" (2.64m x 2.91m)

Window to rear and built in storage. Loft access.

Bedroom Three

6' 9" x 5' 5" (2.05m x 1.64m)

Window to side. This room is ideal for nursery or office due to size.

Front Garden

Private driveway to front, block paved with access to side into rear garden.


Rear Garden

Great sized rear garden with patio mostly soiled after being ripped out.



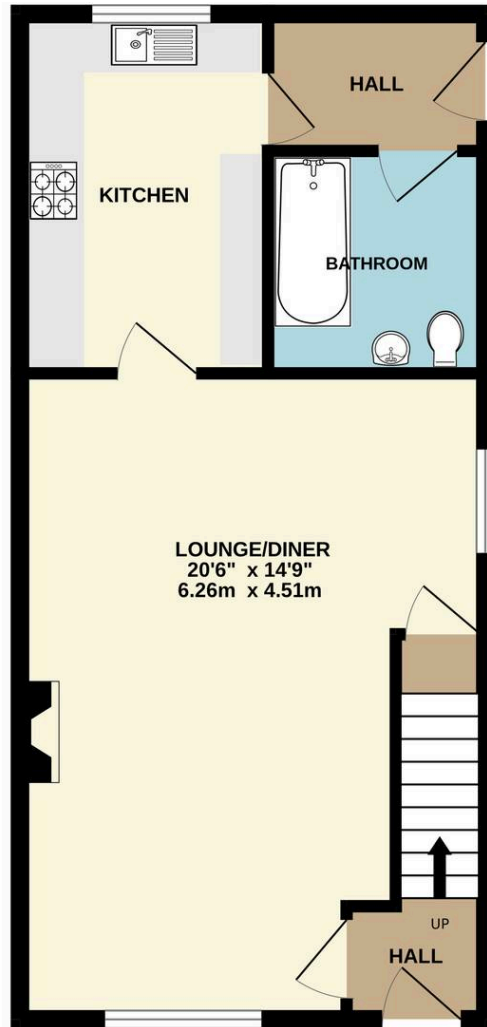


Energy Efficiency Rating

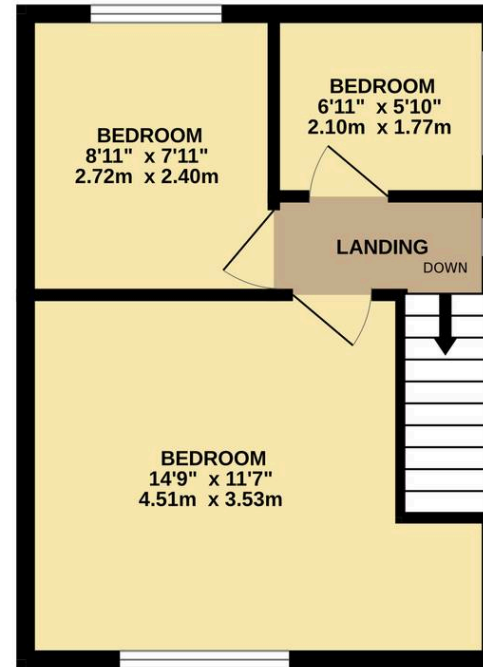
| | Current | Potential |
|--|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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