

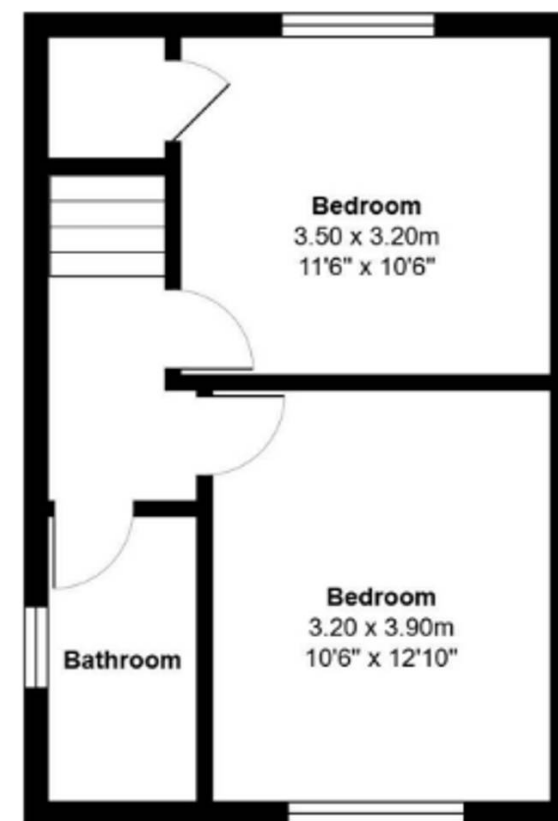
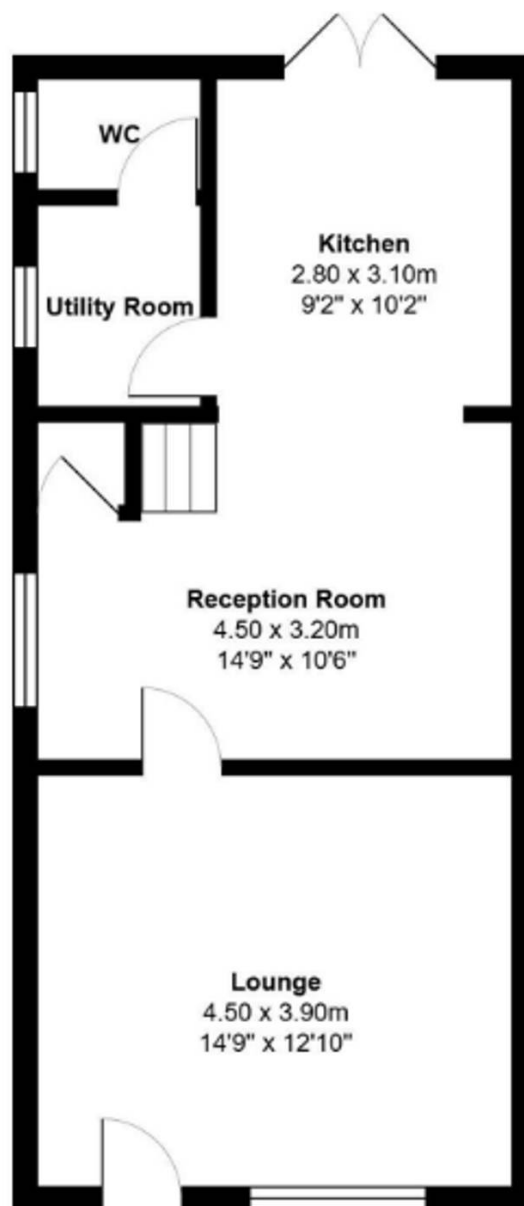
19 Moss Lane, Burscough

Ormskirk

£240,000

Situated on the popular Moss Lane, within easy walking distance of the village, local amenities, and transport links, this beautifully presented semi detached home offers stylish accommodation. The ground floor comprises a welcoming lounge, a contemporary open-plan kitchen, dining and living area, creating the perfect hub for family life and entertaining, together with a practical utility room and ground floor WC. To the first floor are two generous double bedrooms and a modern family bathroom, all finished to a high standard. Externally, the property benefits from a private driveway to the front and an enclosed rear garden, providing a private outdoor space to relax and entertain. Beyond the garden is an additional parcel of land, previously occupied by a garage, offering fantastic potential for a new garage, additional off road parking, or even an extension to the garden, subject to any necessary permissions. Combining modern living with future potential in a sought-after village location, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

- Semi Detached House
- Two Double Bedrooms
- Modern Kitchen With Dining Living Area
- Utility Room With WC
- Enclosed Rear Garden
- Additional Land At The Rear For Garage Or Additional Garden
- Private Driveway To Front
- No Onwards Chain



Total Area: 81.9 m² ... 882 ft²

All measurements are approximate and for display purposes only

Lounge

14' 9" x 12' 11" (4.49m x 3.93m)

Front door into lounge, window to front and door into kitchen dining. Laminate flooring.

Kitchen Dining

21' 11" x 14' 10" (6.68m x 4.51m)

An excellent range of eye and low level units incorporating a sink and drainer unit, built in electric hob with extractor over and built in electric oven. Integrated dishwasher and fridge freezer. Door into utility, French doors into rear garden and window to side. Stairs to 1st floor.

Utility Room

Worktop with sink unit, undercounter space for dryer and washing machine. Window to side and door in to WC.

WC

Two piece suite comprising vanity wash hand basin and low level WC. Boiler. Window to rear.

Landing

Doors leading to both bedrooms, bathroom and window to side. Loft access with ladder and boarded.

Bedroom One

13' 7" x 9' 11" (4.15m x 3.02m)

Window to front.

Bedroom Two

11' 7" x 10' 4" (3.52m x 3.14m)

Window to rear and built in storage.

Bathroom

8' 11" x 4' 6" (2.73m x 1.38m)

Three piece suite comprising panelled bath with mixer shower over, vanity wash hand basin and low level WC. Partly tiled walls, heated towel rail and window to side.



REAR GARDEN

Enclosed rear garden mainly lawn with gate to side leading to front and additional land which was the garage.

GARDEN

Plot of land to rear which use to have garage on not removed is perfect space for new garage, additional parking or extended garden. Plot is on separated title and is leasehold with nothing to pay.

DRIVEWAY

3 Parking Spaces

Private driveway to front with space for up to three cars size dependant and parking for one to rear of property.









Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>

