



10 Mart Lane, Burscough

Ormskirk

In Excess of £125,000

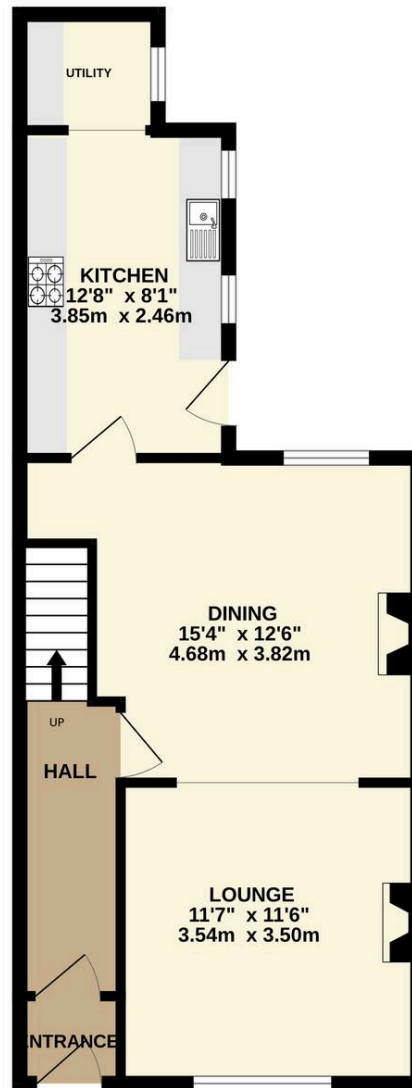
Situated in the heart of the village, within easy reach of a wide range of local amenities, this three-bedroom mid terrace property is offered to the market with no onward chain. The accommodation comprises entrance hall, lounge open plan into dining area, kitchen, three bedrooms and a bathroom. The property requires extensive modernisation throughout, making it an ideal opportunity for investors or buyers seeking a full renovation project with excellent potential. A great opportunity to acquire a property in a convenient and popular location.

Council Tax band: A

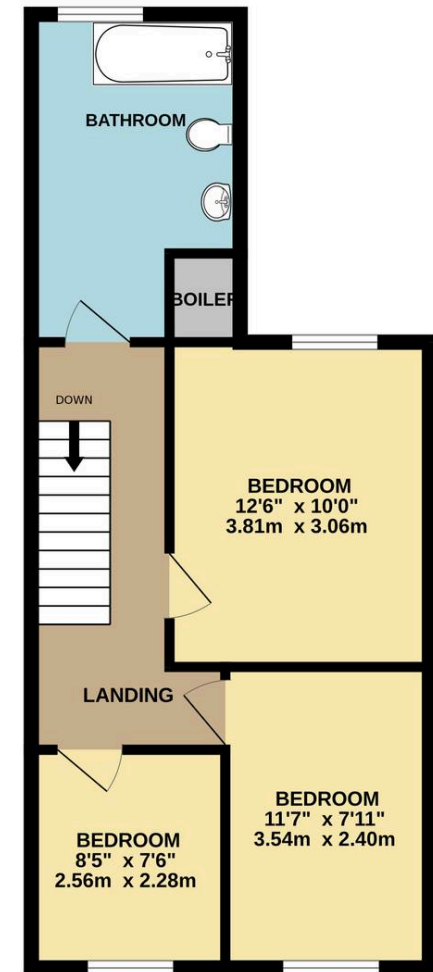
Tenure: Freehold

- Mid Terrace House
- Two Receptions
- Three Bedrooms
- Enclosed Rear Garden With Outhouse
- Village Location
- Ideal For Investors
- Requires Work
- No Chain

GROUND FLOOR



1ST FLOOR



Entrance

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

Lounge

11' 6" x 11' 6" (3.50m x 3.50m)

Window to front, fireplace and open plan into dining room.

Dining Room

12' 1" x 12' 0" (3.68m x 3.67m)

Window to rear, fireplace and understairs storage. Door into kitchen.

Kitchen

7' 11" x 12' 10" (2.41m x 3.91m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor over and built in electric oven. Plumbed in for washing machine, opens into utility area. Door to rear garden and window to side.

Bedroom One

11' 8" x 8' 8" (3.55m x 2.64m)

Window to front.

Bedroom Two

12' 1" x 8' 2" (3.69m x 2.48m)

Window to rear and built in wardrobes.

Bedroom Three

6' 5" x 8' 7" (1.95m x 2.61m)

Window to front.

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Storage cupboard with boiler and window to rear. Fully tiled and loft access.

Rear Garden

Enclosed rear garden with gate to rear and outbuilding. Overgrown at current.









Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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