

33 Colburne Close, Burscough

£240,000

Situated within a peaceful cul-de-sac, just a short walk from village amenities, this spacious extended semi detached family home offers versatile accommodation and generous outdoor space, making it an ideal choice for growing families. The property comprises a welcoming porch and entrance hall, a comfortable living room, a spacious open-plan lounge and dining area perfect for entertaining, a fitted kitchen, and a convenient ground floor WC. To the first floor are three double bedrooms and a well appointed family bathroom, providing ample space for modern family living. Externally, the property benefits from a private driveway to the front offering off-road parking, while to the rear is a long enclosed garden, ideal for children, pets, or outdoor entertaining. At the end of the garden is a detached garage, providing excellent storage or a workshop space. Offering spacious accommodation in a sought-after village location, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- Two Receptions
- Three Double Bedrooms
- Great Sized Rear Garden
- Private Driveway
- Walking Distance To Village Amenities
- Cul De Sac Location
- Freehold



Porch/Entrance

Front door into porch with door into hallway. Doors from hall leading into lounge, WC, dining lounge and stairs to 1st floor. Understairs storage.

WC

Two piece suite comprising pedestal wash hand basin and low level WC. Window to side.

Living Room

16' 0" x 8' 3" (4.88m x 2.51m)

Bow window to front, gas fire and French doors leading into hallway.

Lounge/Family Room

28' 4" x 16' 4" (8.63m x 4.98m)

Open plan lounge dining area with family room to rear, gas fire place and sliding doors into rear garden. Door into kitchen and windows to side.

Kitchen

17' 0" x 7' 2" (5.18m x 2.19m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit, extractor hood built over freestanding hob/oven. Opens into extended utility area with door leading to side and window to rear. Plumbed into washing machine and dishwasher.

Landing

Doors leading to three bedrooms and bathroom. Storage cupboard and loft access with ladder and is part boarded. Window to side.

Bedroom One

14' 0" x 10' 0" (4.26m x 3.04m)

Built in wardrobe and window to rear over looking garden.

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.34m)

Built in wardrobe and window to front.



Bedroom Three

6' 7" x 10' 2" (2.00m x 3.10m)

Window to rear.

Bathroom

6' 0" x 6' 6" (1.83m x 1.99m)

Three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Window to front.

Garage

Located at the bottom of garden. Detached double garage with up and over door and door to side.

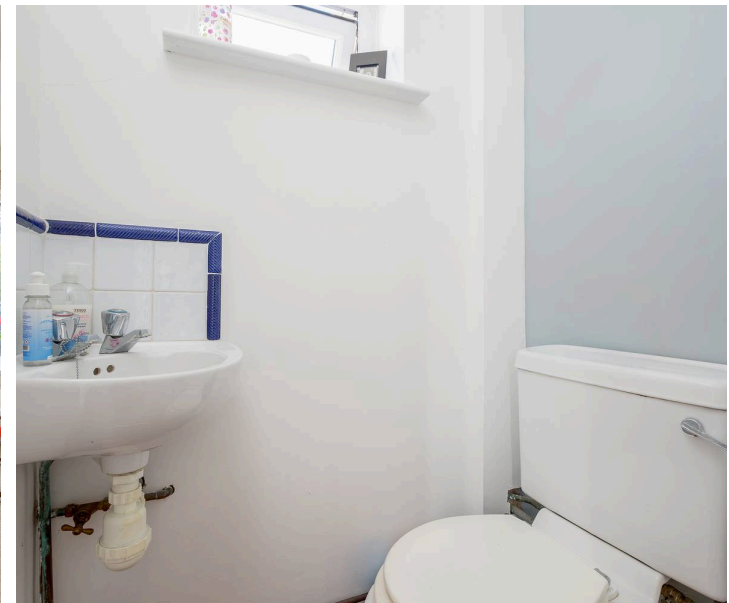
Rear Garden

Enclosed rear garden which is well established with planted borders, rear patio but mainly lawn. Gate to side leading to front and detached garage at the bottom of the garden.

DRIVEWAY

2 Parking Spaces

Private driveway to the front for spaces up to 2 cars.

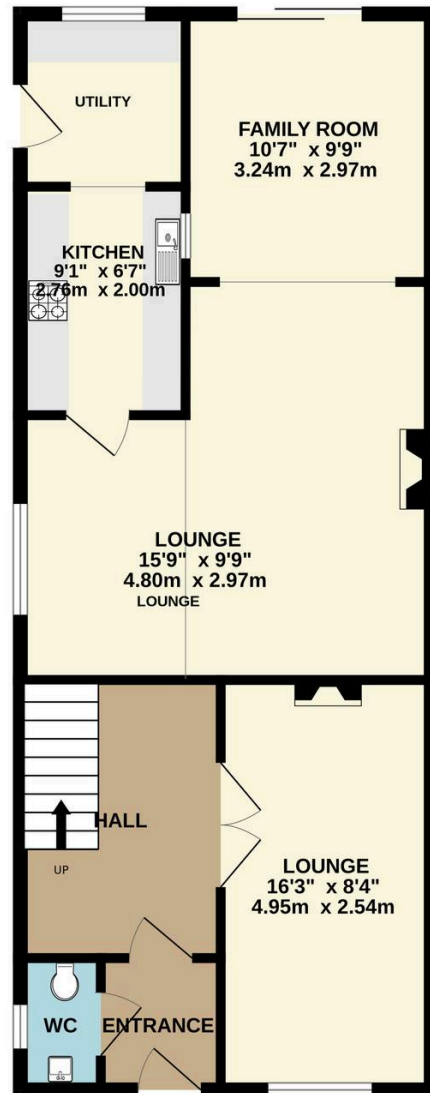




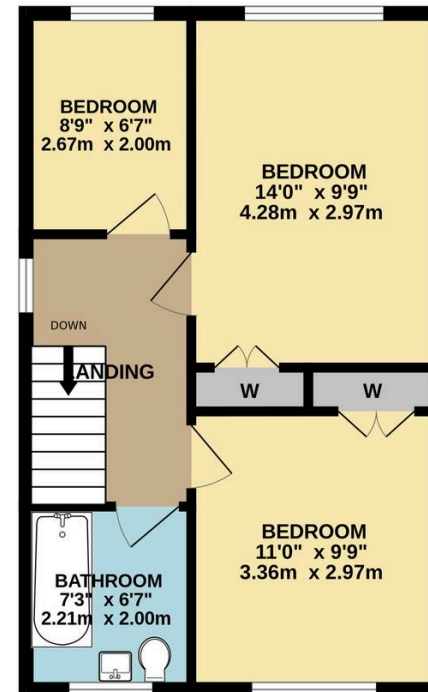




GROUND FLOOR



1ST FLOOR





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