



23 Mill Lane, Burscough

£220,000

Ideally located on the ever-popular Mill Lane, this three-bedroom semi-detached property enjoys a fantastic position within easy reach of local amenities and the village strip. Requiring modernisation and TLC, the property offers an excellent opportunity for buyers looking to create a wonderful family home. Occupying a generous plot and backing directly onto the canal, the accommodation comprises an entrance hall, spacious lounge, kitchen/dining room, bathroom, and three bedrooms. Externally, the property benefits from a superb rear aspect overlooking the canal, offering plenty of potential for outdoor entertaining and landscaping. Offered to the market with no onward chain, this is a fantastic opportunity not to be missed and early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi Detached House
- Two Receptions
- Sought After Location
- Walking Distance To Amenities
- Front & Rear Gardens With Canal Views To Rear
- Updating & TLC Needed
- Huge Potential
- NO ONWARDS CHAIN



Entrance Hall

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

Lounge

19' 0" x 14' 1" (5.78m x 4.28m)

Bow window to front and doors into kitchen. Electric fireplace.

Kitchen

17' 4" x 8' 2" (5.29m x 2.48m)

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. Partly tiled walls, tiled flooring and door to side driveway. Open plan into dining area.

Dining Room

11' 8" x 11' 1" (3.55m x 3.39m)

French doors into rear garden and door into bathroom.

Bathroom

Four piece suite comprising panelled bath, corner shower unit with electric shower over, pedestal wash hand basin and low level WC. Window to rear.

Landing

Doors to 3 bedrooms and loft access. Window to side.

Bedroom One

13' 0" x 10' 6" (3.96m x 3.19m)

Window to front, built in storage and wardrobes.

Bedroom Two

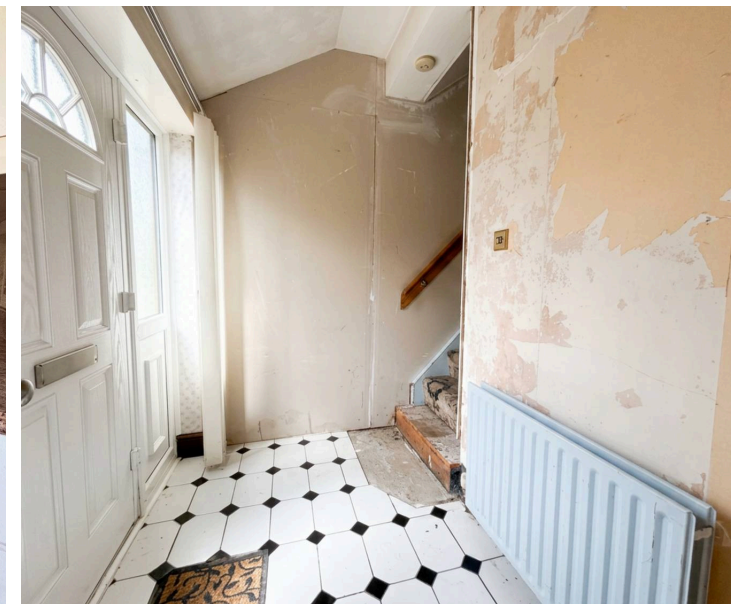
10' 9" x 9' 1" (3.28m x 2.78m)

Window to rear.

Bedroom Three

8' 0" x 7' 10" (2.44m x 2.38m)

Window to rear.



FRONT GARDEN

Front garden with lawn, planted borders and private driveway front and side.

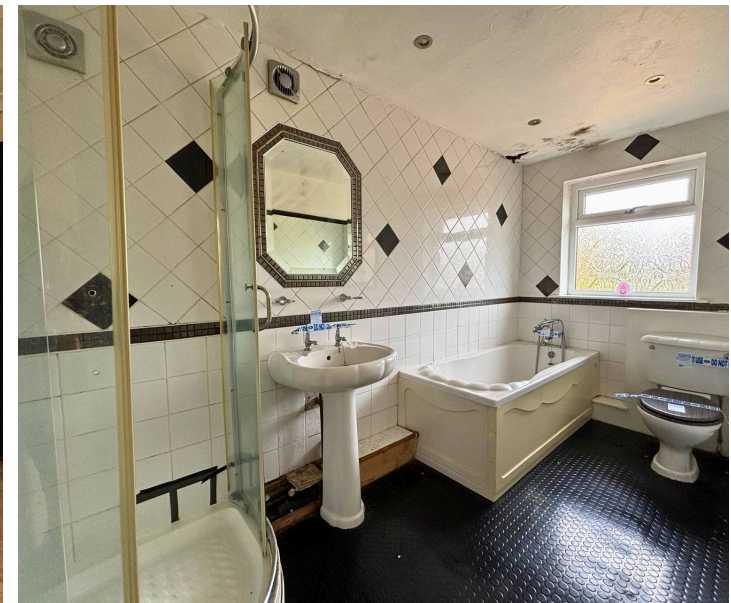
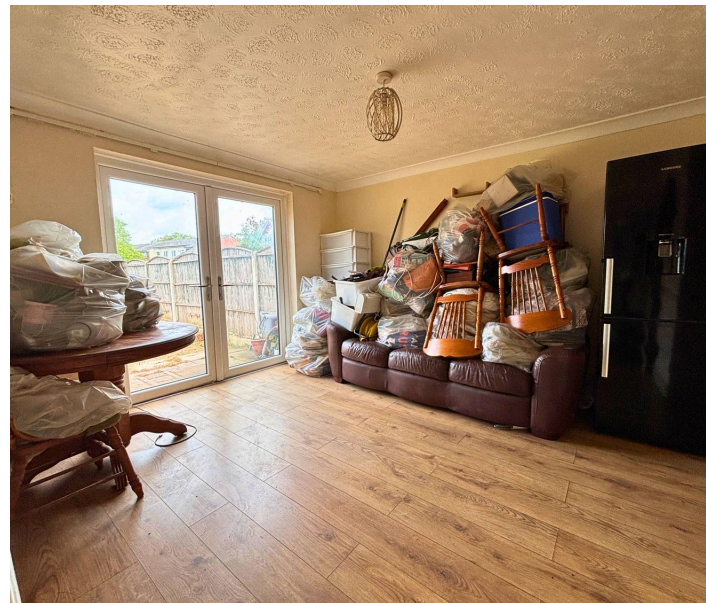
REAR GARDEN

Good sized rear garden backing onto the canal with great views and huge potential, the garden comprises lawn, patio and sheds to the rear.

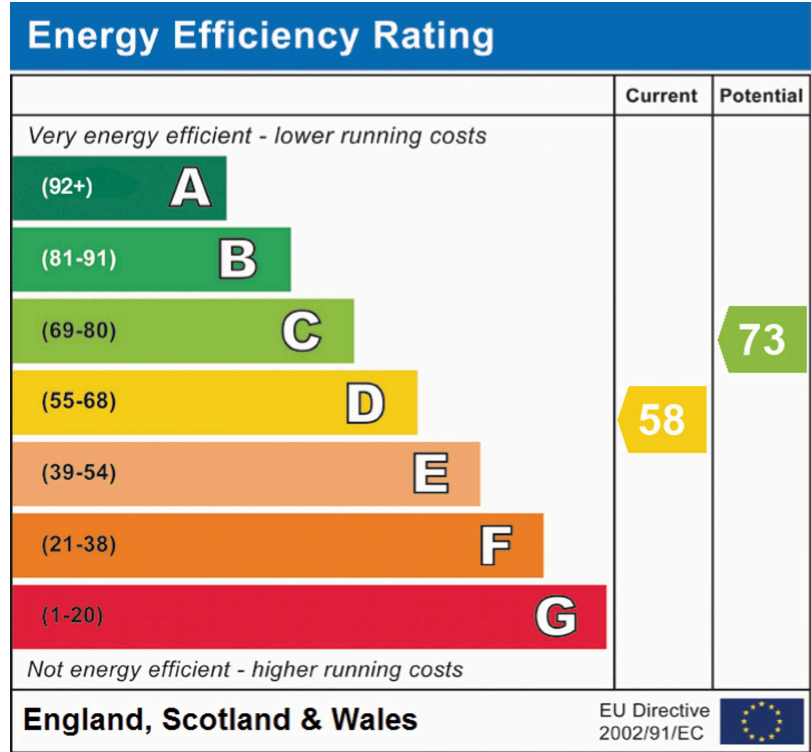
DRIVEWAY

3 Parking Spaces

Private driveway front and side with spaces for up to 3 cars.









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