

VICTORIA ESTATES & PROPERTY MANAGEMENT

24 Delph Drive, Burscough

Ormskirk

Offers in Region of **£250,000**

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Town House
- 3 Bedrooms
- Lounge Dining Open Plan
- Bathroom and En Suite
- Utility Room
- Rear Garden
- Private Driveway
- NO CHAIN



Entrance Hallway
Front door into Entrance Hallway with door to Utility Room, door to Study/Bed Three, door to understairs storage cupboard and stairs to 1st floor

Utility Room
12' 4" x 8' 6" (3.75m x 2.60m)
This room has been created using the back of the garage. Plumbed for washing machine and space for dryer

Study/Bedroom Three
12' 2" x 10' 0" (3.71m x 3.06m)
French doors to the rear garden and patio. Laminate flooring, door to En Suite This room is currently being used as a Study but also make a great 3rd Bedroom

En Suite for Bedroom Three
Window to the rear. Shower cubicle, wash hand basin and WC. Tiled floor

Landing
Doors to Kitchen and Lounge- Dining Stairs to 2nd Floor Landing

Kitchen
8' 4" x 8' 4" (2.55m x 2.55m)
An excellent range of eye and low level units incorporating a stainless steel sink drainer unit. Built in electric hob with extractor over and built in electric double oven. Integrated dish washer, laminate flooring. Window to the front

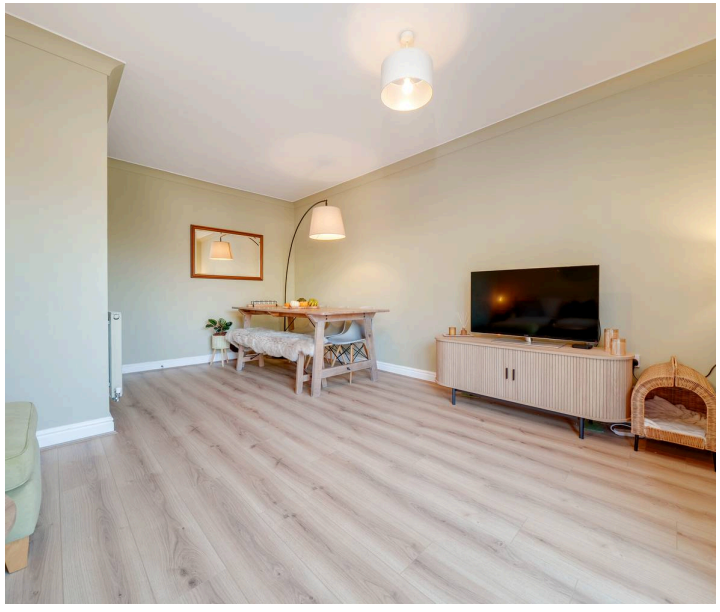
Lounge Dining
16' 2" x 8' 6" (4.94m x 2.58m)
Sliding patio doors to the rear with Juliette balcony overlooking the garden. Laminate flooring widest point measurement 4.64m

Landing 2nd Floor
2nd Floor landing with doors into Bedroom One and Two and Bathroom. Loft access with ladder and part boarded. Storage cupboard with Baxi boiler

Bedroom One
12' 1" x 11' 8" (3.68m x 3.56m)
Window to the front. Built in/Fitted double wardrobe







GARDEN

Enclosed rear garden with lawn and patio areas

DRIVEWAY

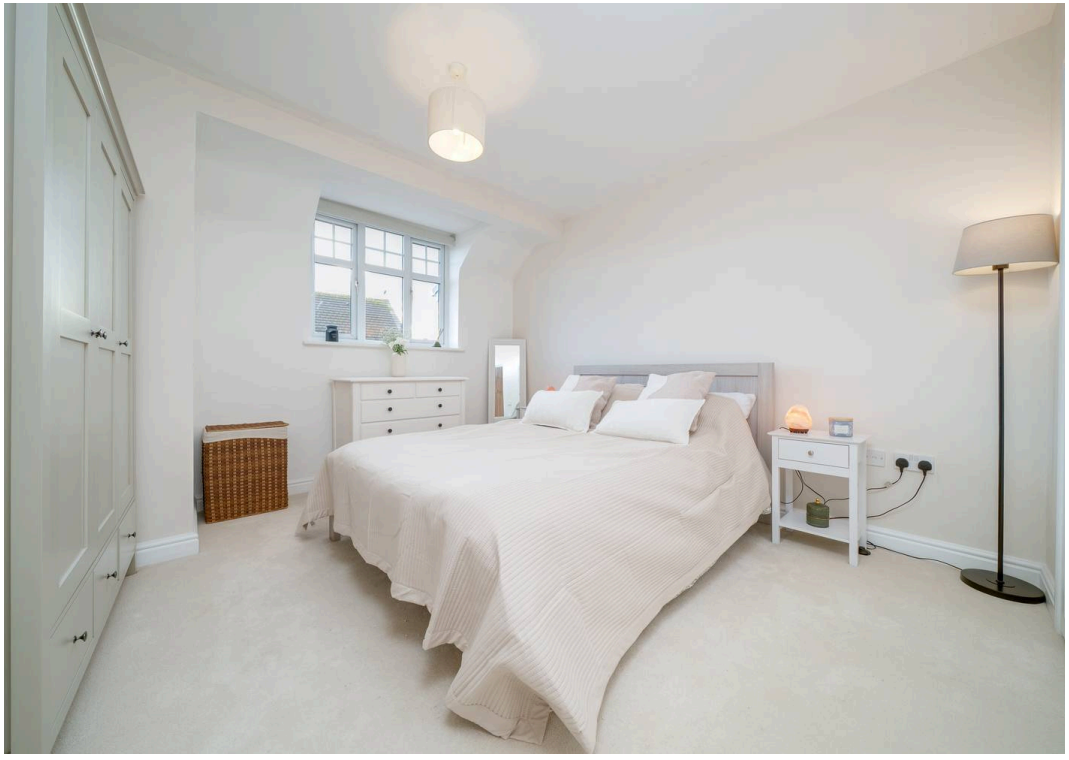
2 Parking Spaces

Private driveway to the front for 2 vehicles

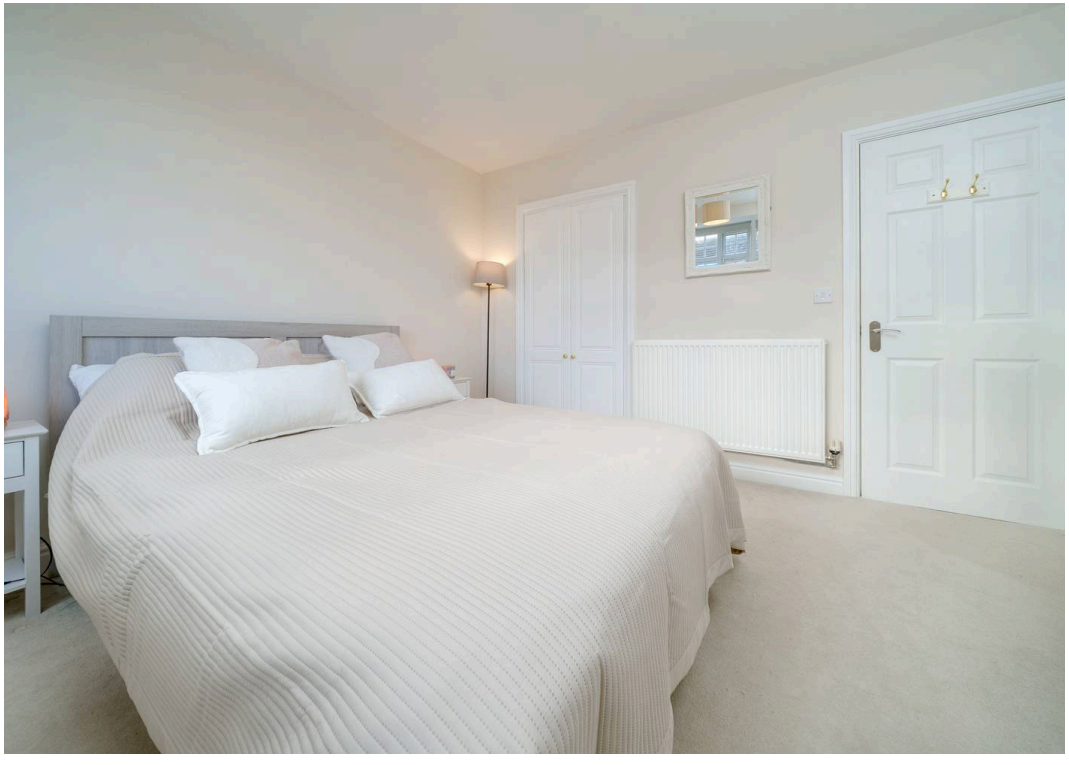








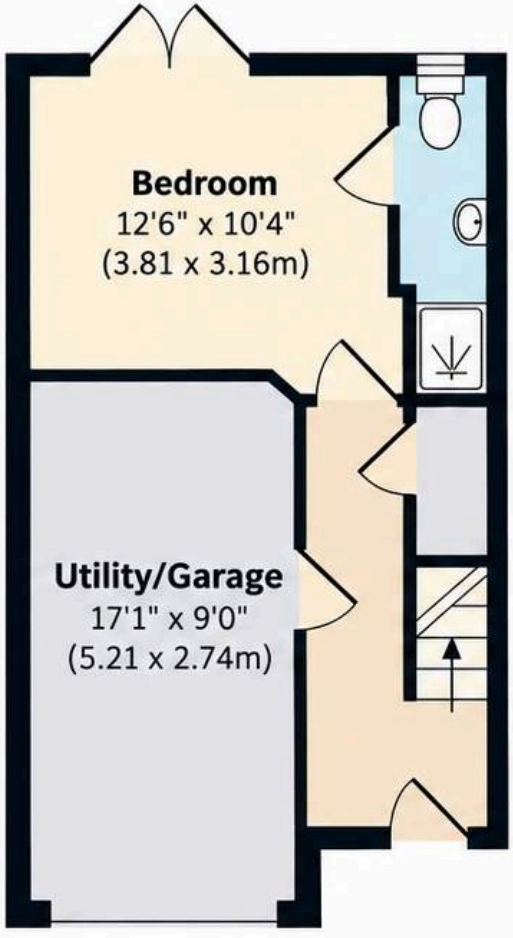




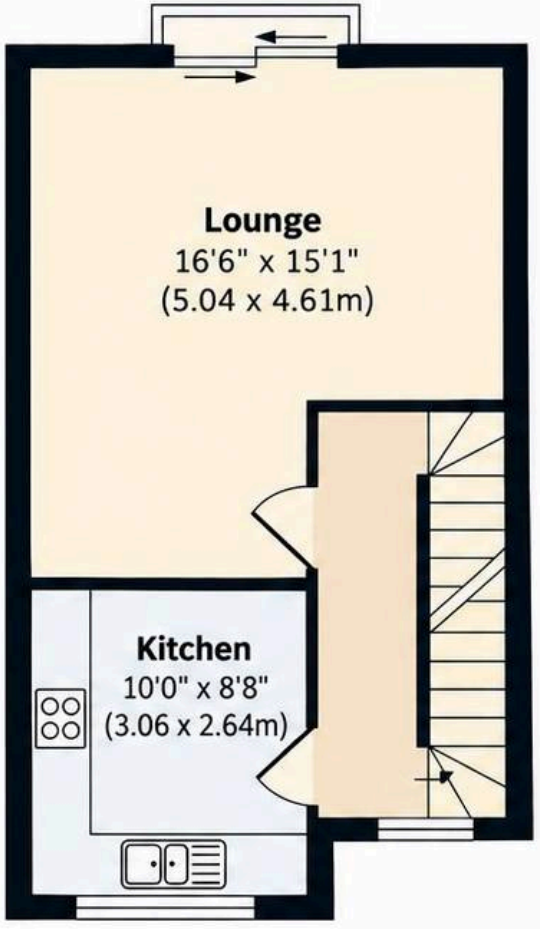


Approx. Gross Internal Floor Area 1,183 sq ft (109.98 sq m)

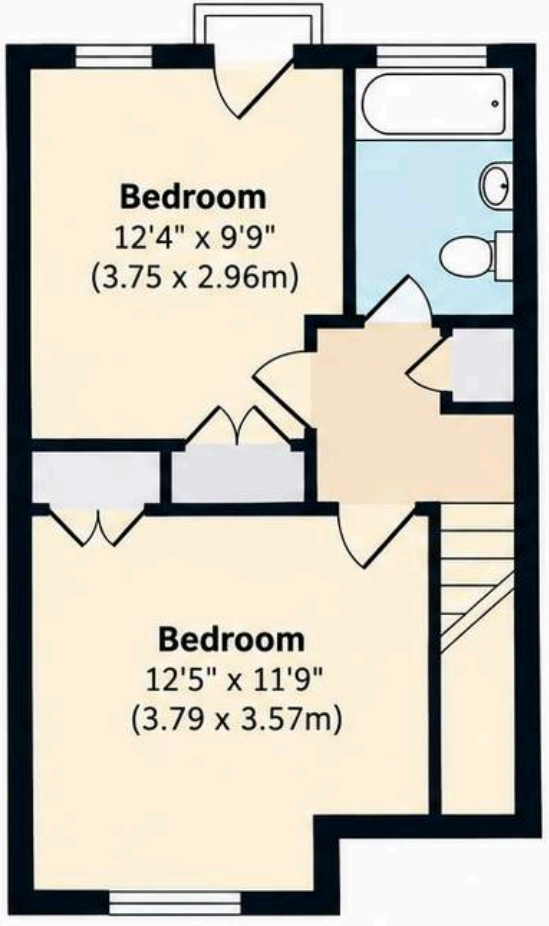
For illustrative purposes only. Not to scale. Measurements are approximate.



Ground Floor
Approx. Floor Area
395 sq ft (36.66 sq m)



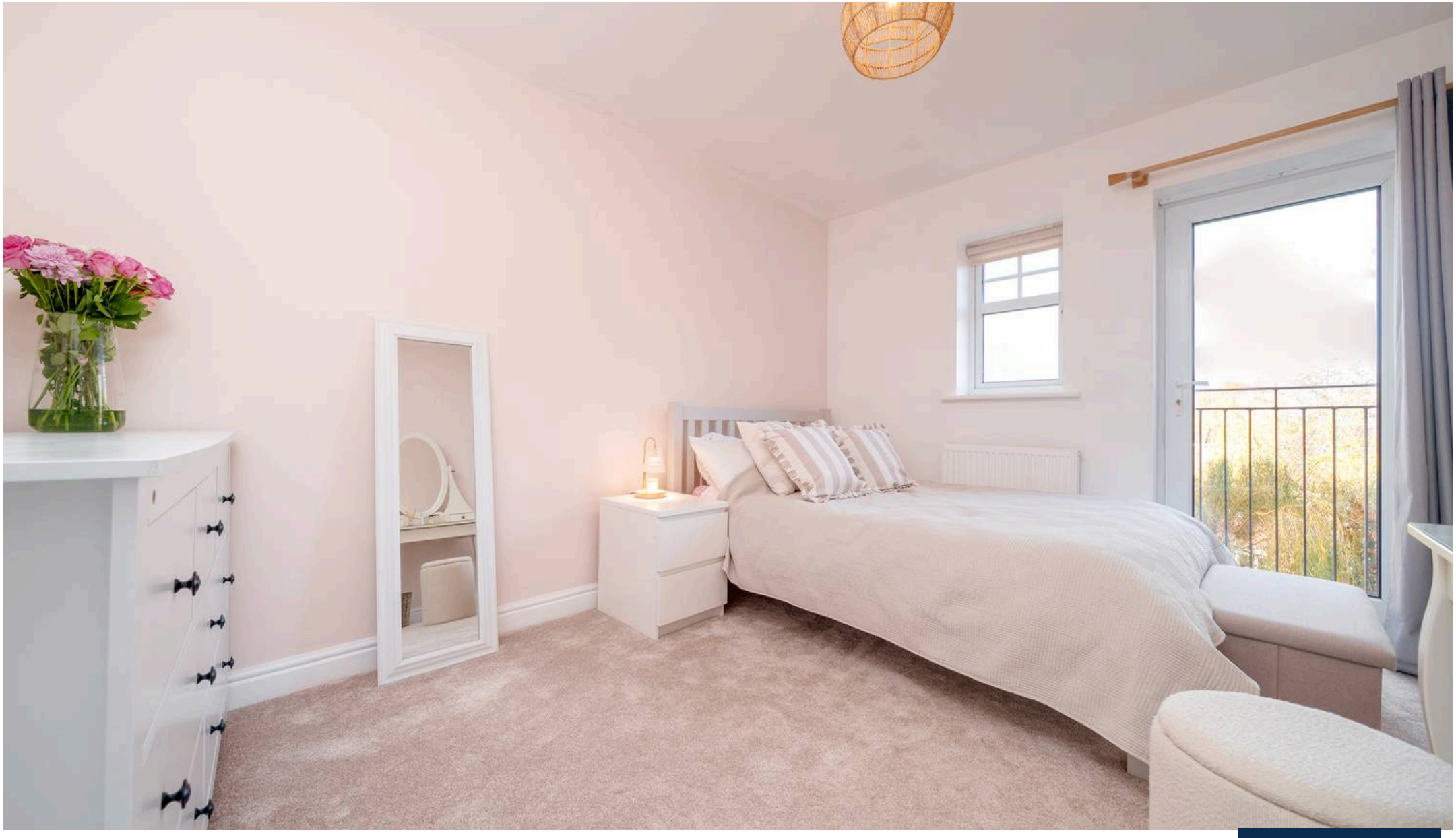
First Floor
Approx. Floor Area
395 sq ft (36.66 sq m)



Second Floor
Approx. Floor Area
395 sq ft (36.66 sq m)

3 Bedrooms | 2 Bathrooms | 1 Utility/Garage | Total Approx. Floor Area 1,183 sq ft (109.98 sq m)

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