



79 Richmond Avenue, Burscough
Guide Price £180,000

Situated on the ever popular Richmond Avenue, this mid terrace house presents an exciting opportunity for buyers looking to modernise and add value.

The accommodation is well laid out and comprises a lounge, separate dining room, kitchen, rear porch and ground floor WC. To the first floor are three bedrooms and a family bathroom, offering excellent space for a growing family or investor alike.

Externally, the property benefits from both front and rear gardens, along with a useful outbuilding. While the gardens and property as a whole require maintenance and updating, they offer fantastic potential for transformation into a beautiful home tailored to your own style and needs.

Offered to the market with **no onward chain**, this property is ideal for those seeking a project in a convenient residential location with strong future potential.

Council Tax band: B

Tenure: Freehold

- Mid Terrace House
- Two Receptions
- Three Bedrooms
- Updating Required To Modernise
- Outbuildings In Rear Garden
- Front & Rear Enclosed Gardens
- Freehold
- No Chain



Entrance Hall

Front door into hall with stairs to 1st floor and doors leading to lounge and dining.

Lounge

12' 0" x 12' 10" (3.67m x 3.90m)

Window to rear.

Dining Room

9' 5" x 13' 0" (2.87m x 3.96m)

Window to front, built in pantry and door into kitchen.

Kitchen

9' 0" x 8' 10" (2.75m x 2.68m)

A range of eye and low level units incorporating plastic sink and drainer unit. Window to rear and door to rear leading rear porch.

WC

Low level WC.

Landing - Doors leading to three bedrooms, bathroom and loft access.

Bedroom One

13' 0" x 11' 4" (3.96m x 3.46m)

Window to rear and original fireplace.

Bedroom Two

13' 6" x 8' 3" (4.12m x 2.52m)

Window to rear, built in storage and boiler.

Bedroom Three

7' 11" x 9' 2" (2.41m x 2.79m)

Window to front and built in storage.

Bathroom

7' 8" x 5' 1" (2.33m x 1.55m)

Three piece suite comprising panelled bath with electric shower over, pedestal wash and basin and low level WC. Partly tiled walls and window to front.



FRONT GARDEN

Enclosed front garden with pathway to front door.

GARDEN

Enclosed rear garden with pond, borders and two outbuildings. Gate to side leading to side passage.



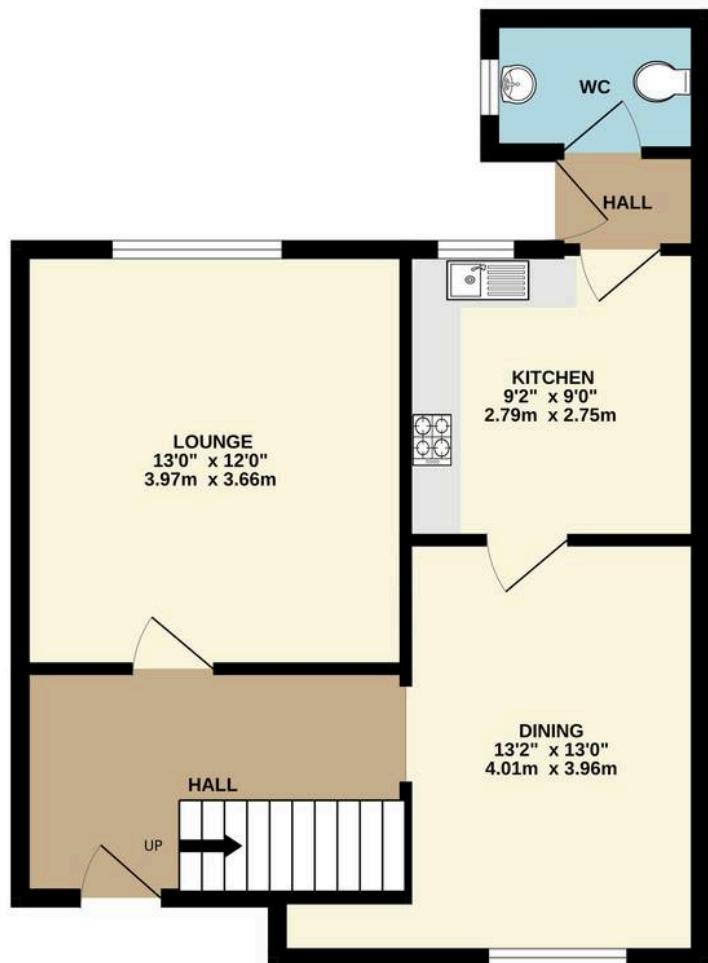




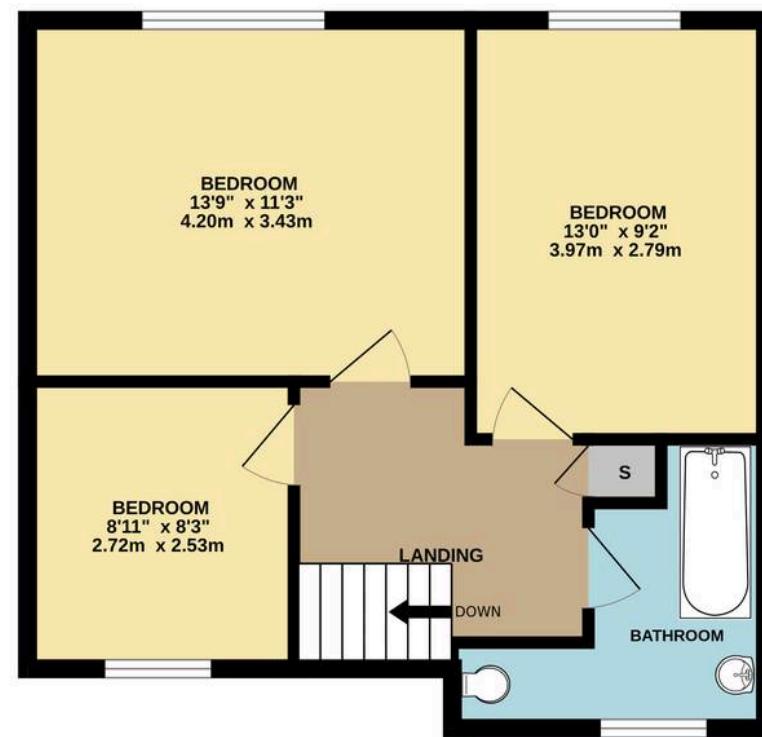
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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