



Located in the heart of Burscough, this charming semi-detached cottage offers convenient living within easy reach of local shops, amenities and transport links.

The accommodation comprises a cosy lounge, kitchen, two bedrooms and a bathroom, providing comfortable and practical living space.

Externally, the property benefits from a private driveway and a useful outbuilding, ideal for additional storage.

Ideally suited to single occupancy or couples, this delightful home offers character and convenience in a sought-after village location.

Available from early September.

Council Tax band: B

Tenure: Freehold

- Semi Detached Cottage
- Two Bedrooms
- Private Driveway
- Gas Central Heating
- Stable Outbuild For Storage
- Close To Amenities
- Ideal For Couples Or Single Occupancy
- Available Early September



**Lounge**

14' 3" x 14' 0" (4.34m x 4.27m)

Front door into lounge, electric fire, window to the front and side. Stairs to 1st floor and door to kitchen

**Kitchen**

7' 9" x 8' 11" (2.35m x 2.71m)

A range of eye and low level units incorporating sink drainer unit. Built in gas hob with electric oven. Partly tiled walls and tiled flooring, plumbed for washing machine and door at side leading to driveway.

**Landing**

Doors leading to both bedrooms and bathroom.

**Bedroom One**

9' 3" x 14' 0" (2.82m x 4.26m)

Window to front and loft access.

**Bedroom Two**

7' 10" x 8' 10" (2.38m x 2.69m)

Window to rear.

**Bathroom**

4' 11" x 8' 4" (1.51m x 2.55m)

Three piece suite comprising panelled bath with electric shower over and shower screen, pedestal wash hand basin and low level WC, tiled walls and floor. Window to the rear.



## FRONT GARDEN

Parking for two vehicles on the private driveway, front garden and stable/outbuilding for storage







# Victoria Estates & Property Management

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