

89 Mill Dam Lane, Burscough

In Excess of £225,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi Detached House
- Two Bedrooms
- Study or Nursery
- Bathroom, En Suite and Cloaks
- Private Driveway
- Rear Garden
- Underfloor Heating Downstairs
- No Chain



Entrance Hall

Front door to Porch, door to Lounge and door to WC

Cloaks

Wash basin and WC

Lounge

13' 1" x 13' 0" (3.99m x 3.96m)

Window to the front, understairs storage and stairs to 1st floor

Dining Kitchen

15' 10" x 9' 9" (4.83m x 2.97m)

A good range of eye and low level units incorporating a stainless steel sink drainer unit. Built in gas hob with extractor over, built in electric oven. Part tiled walls, plumbed for washing machine and integrated dishwasher. LVT Flooring, French doors to the rear garden.

Landing

Window to the side with views. Doors into both Bedrooms, Study and Bathroom. Loft access with ladder and boarded loft used as a Hobby Room. Storage/Airing cupboard

Bedroom One

11' 6" x 9' 8" (3.51m x 2.95m)

Window to the front, door to En Suite

En Suite

Vanity wash basin, WC, shower cubicle. Tiled walls

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.35m)

Window to the rear

Study

5' 11" x 7' 2" (1.80m x 2.19m)

Window to the front, storage cupboard, could also be used as a Nursery

Bathroom

5' 11" x 5' 5" (1.80m x 1.66m)

Three piece suite comprising panelled bath with electric shower over and shower screen. Pedestal wash hand basin and WC. Tiled walls and window to the rear



REAR GARDEN

Enclosed rear garden with patio, gravel area, raised planters and wooden shed

DRIVEWAY

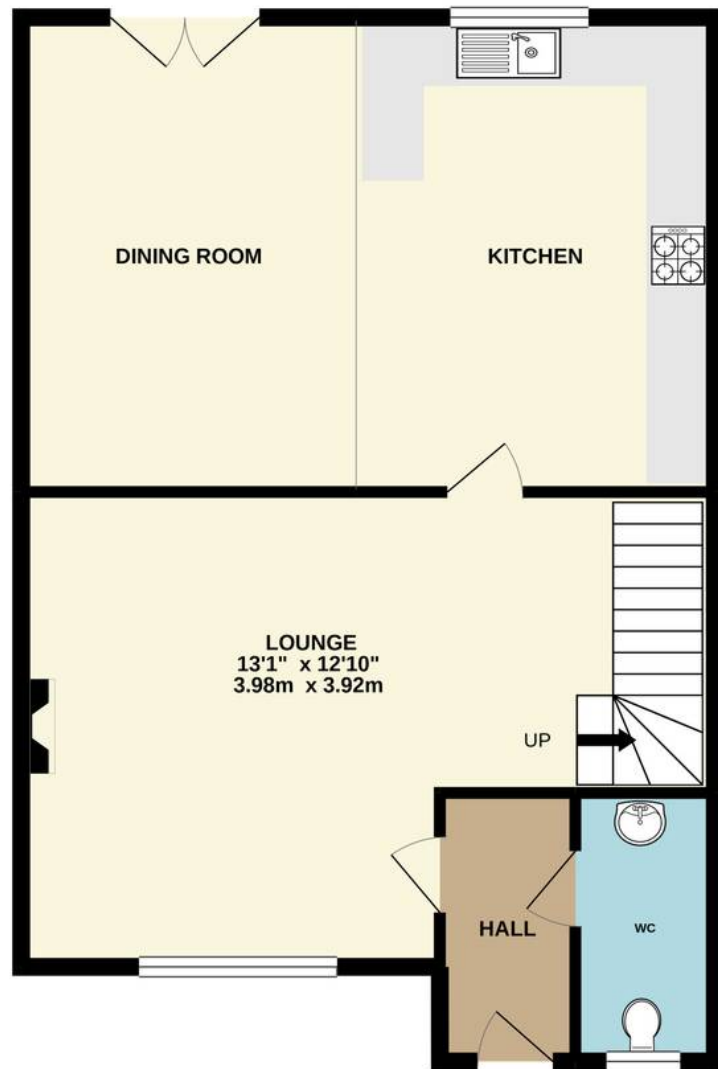
2 Parking Spaces

Private driveway to the front

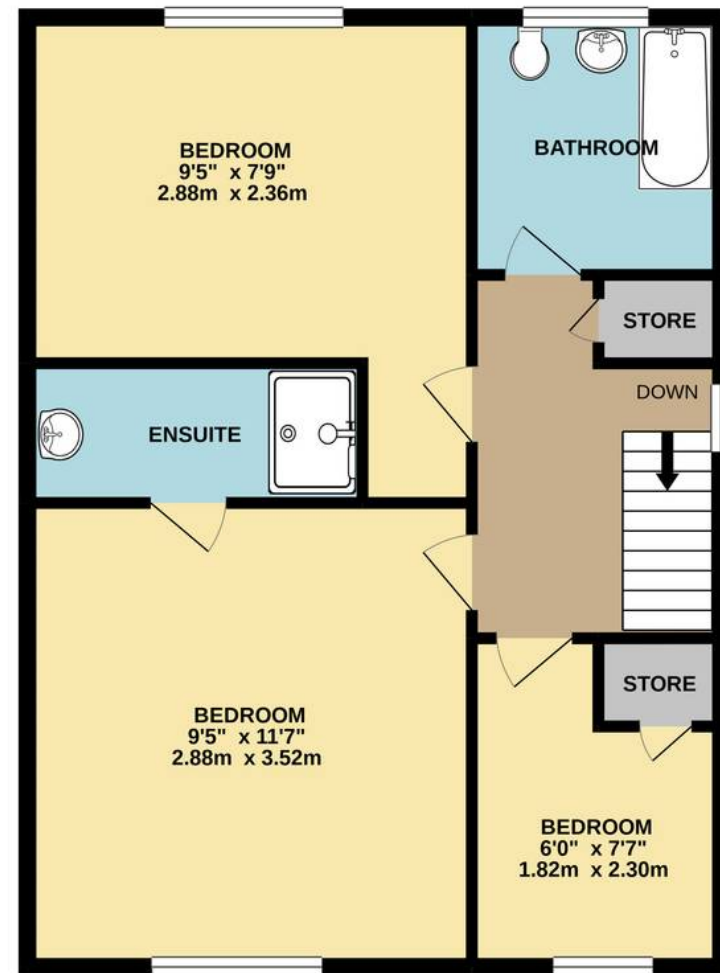




GROUND FLOOR



1ST FLOOR





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