



12 Maple Avenue, Burscough

Offers Over £250,000

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi Detached House
- Three Bedrooms
- Three Receptions
- Private Driveway
- Rear Garden
- No Chain



Porch and Hallway

Front door to Porch and door to Hallway Window to the side, understair storage cupboard, Stairs to 1st Floor Doors to Kitchen and Dining Room

Lounge

11' 3" x 12' 0" (3.42m x 3.65m)

Window to the front, feature fireplace, open plan to Dining Room

Dining Room

11' 6" x 10' 2" (3.50m x 3.10m)

Window to the rear

Kitchen

7' 9" x 9' 8" (2.36m x 2.95m)

A range of eye and low level units incorporating a stainless steel sink drainer unit. Window to the rear, door to Lounge Bar

Lounge Bar

15' 11" x 18' 4" (4.86m x 5.60m)

Bifold doors to the rear garden, laminate flooring and door to workshop/ storage

Workshop Storage Room

Workshop / Storage space Plumbed for washing machine, electrics

Landing

Doors to Three Bedrooms and Bathroom, window to the side

Bedroom One

11' 3" x 12' 0" (3.43m x 3.67m)

Bay window to the front (measurement into bay 4.26m)

Bedroom Two

10' 8" x 10' 3" (3.24m x 3.12m)

Window to the rear

Bedroom Three

6' 9" x 8' 7" (2.06m x 2.62m)

Window to the front, storage cupboard



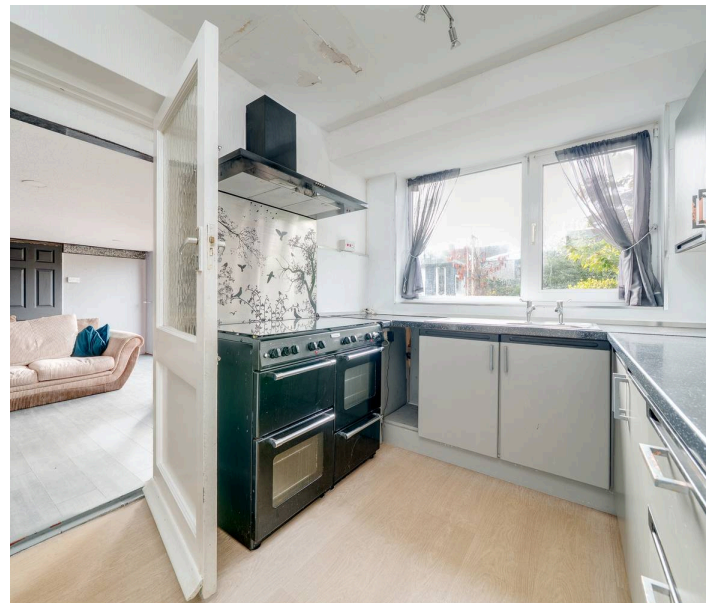
REAR GARDEN

Enclosed rear garden with Patio, Astro turf, wooden shed, wooden Wendy house, brick BBQ, planted out borders and hot tub

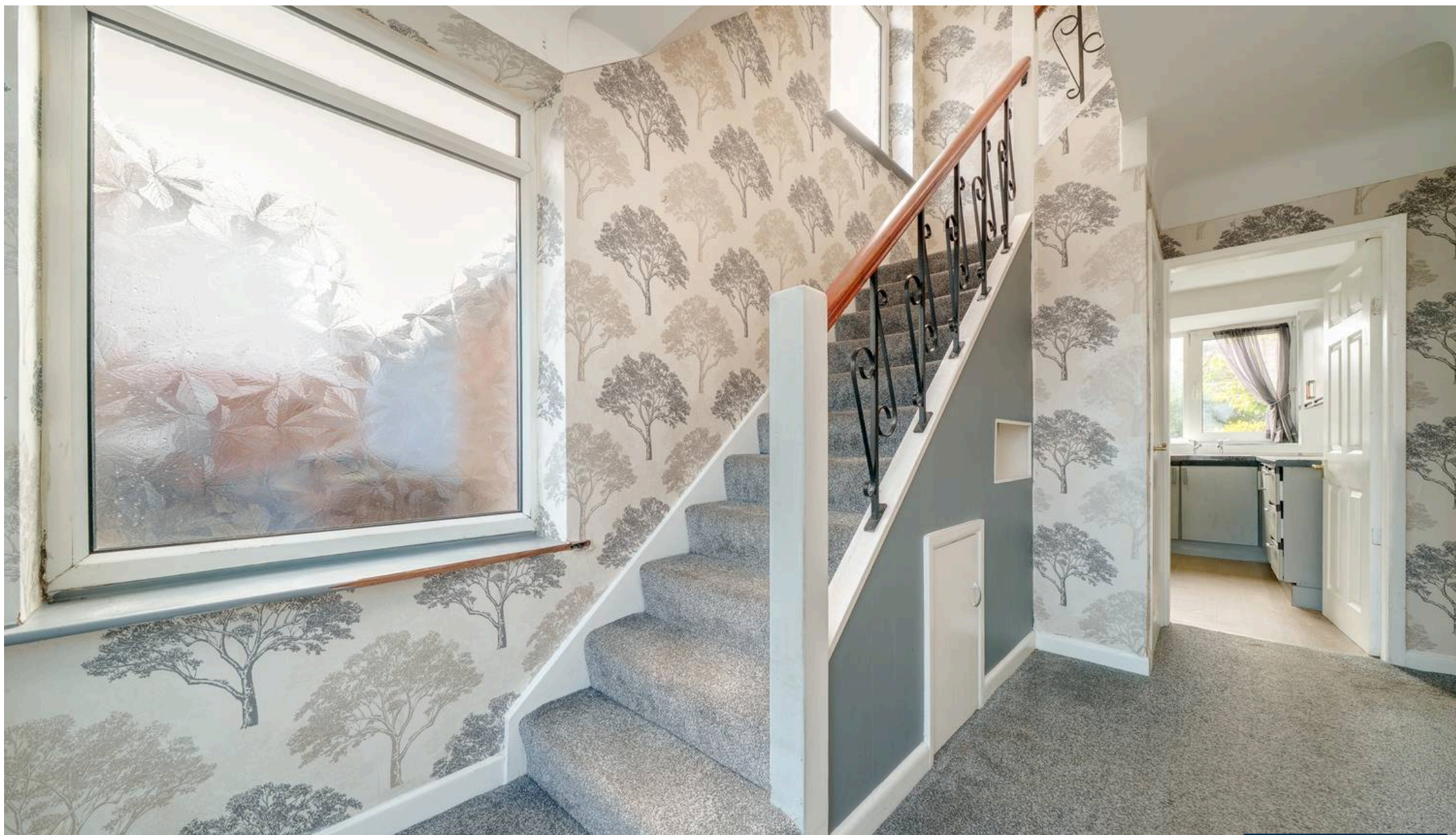
DRIVEWAY

2 Parking Spaces

Private driveway to the front







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