



1 Rochester Drive, Burscough

£370,000

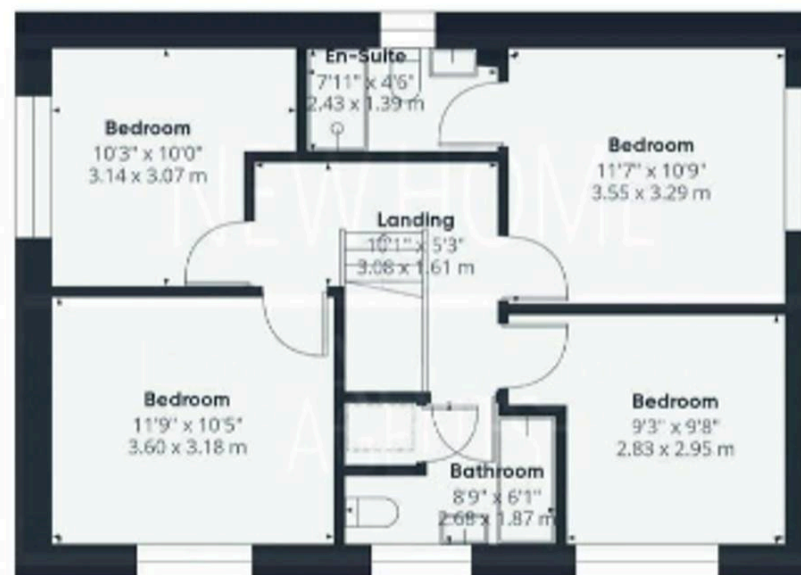
Situated on the highly desirable new Anwyl development, this fabulous four-bedroom detached family home offers spacious and beautifully presented accommodation, perfect for growing families looking to upsize and enjoy modern family living. The ground floor comprises a welcoming entrance hallway, a spacious lounge, and an impressive open plan kitchen and dining area, ideal for both everyday living and entertaining. The property also benefits from a practical utility room, convenient WC and additional storage space. To the first floor are four generously sized bedrooms, including a superb principal bedroom with en-suite facilities, together with a contemporary family bathroom. Externally, the property enjoys front, side and rear gardens, providing excellent outdoor space for the whole family. A private driveway and detached garage offer ample parking and storage, with the added benefit of an EV charging point. Offered to the market with no onward chain, this exceptional home presents a fantastic opportunity for buyers seeking a modern, move-in-ready property in a sought-after residential location.

Tenure: Freehold

- Detached Family Home
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Open Plan Kitchen Dining
- Utility Room
- Enclosed Rear Garden, Front & Side
- Detached Garage - EV Charger
- No Onwards Chain



Ground Floor



Floor 1

Entrance Hall

Front door into hallway with doors leading to lounge, kitchen, WC and storage. Stairs to 1st floor.

Lounge

11' 7" x 20' 9" (3.54m x 6.33m)

Windows to front and side.

Kitchen Dining

20' 11" x 11' 8" (6.38m x 3.56m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in double oven and hob with extractor hood over. Breakfast bar and open plan into dining area. Integrated fridge freezer and dishwasher. Door into utility, windows to front, and French doors leading into rear garden.

Utility Room

Eye and low level units with stainless steel sink, plumbed in for washing machine and dryer. Door to side leading to driveway.

WC

6' 3" x 2' 11" (1.90m x 0.90m)

Two piece suite comprising pedestal wash hand basin and low level WC.

Landing

Doors leading to four bedrooms, bathroom and loft access.

Bedroom One

11' 8" x 10' 10" (3.56m x 3.31m)

Window to side and door into En-suite.

En-Suite

Three piece suite comprising double shower unit with mixer shower over, pedestal wash hand basin, low level WC and heated towel rail, tiled flooring and partly tiled walls. Window to rear.



Bedroom Two

11' 10" x 10' 5" (3.60m x 3.18m)

Window to front and fitted wardrobes with sliding doors.

Bedroom Three

11' 8" x 9' 8" (3.56m x 2.95m)

Window to front.

Bedroom Four

10' 2" x 8' 3" (3.09m x 2.51m)

Window to side.

Bathroom

8' 10" x 6' 1" (2.69m x 1.86m)

Three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Tiled flooring, partly tiled walls, storage cupboard and window to front.

Garage

Detached single garage with up and over door, electrics and EV car charger.

Front Garden

Front and side gardens mainly lawn and planted borders. Pathways leading to front door and driveway.

Rear Garden

Enclosed rear garden mainly lawn and patio area. Gate to side leading to driveway and garage.

DRIVEWAY

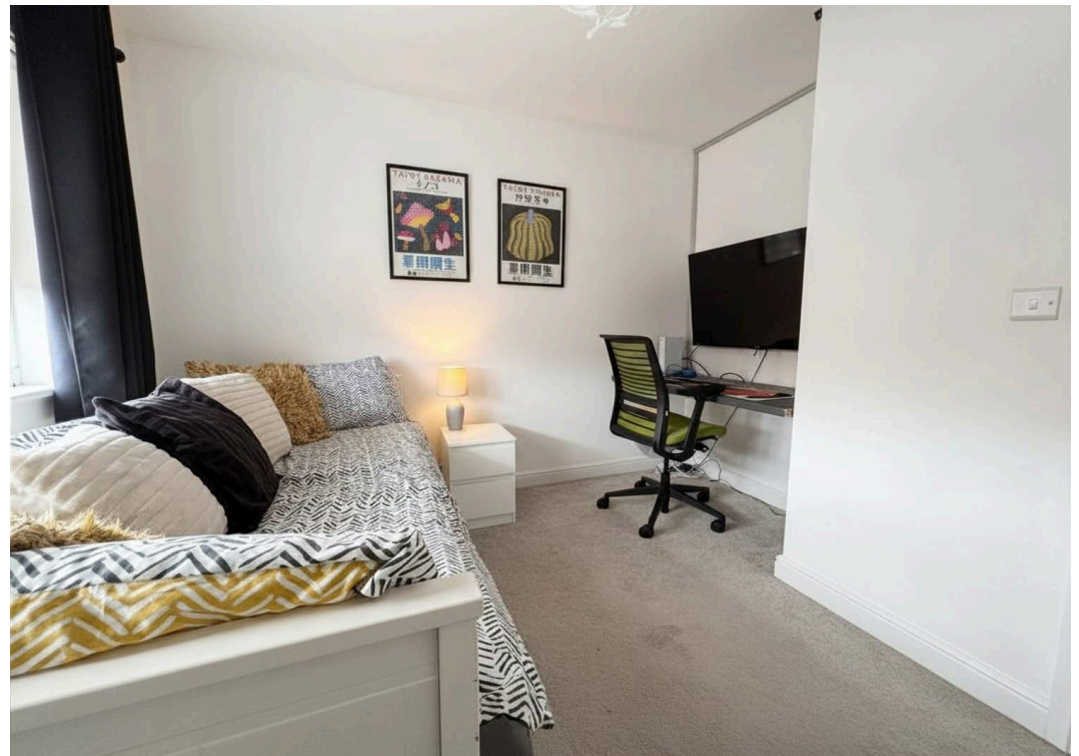
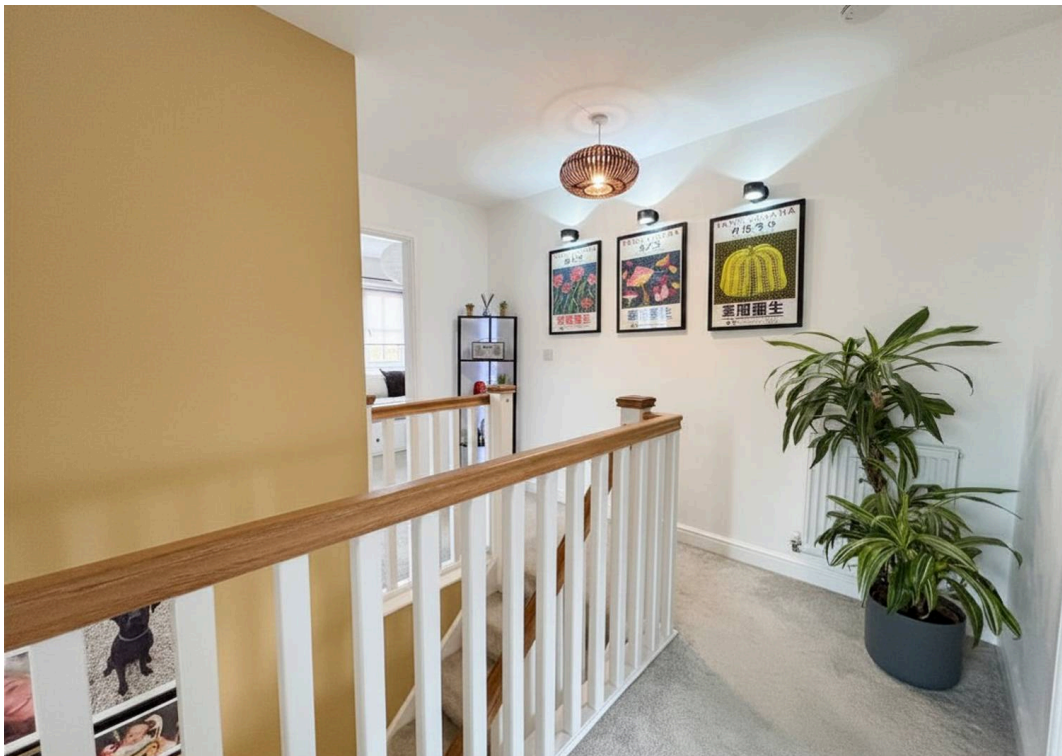
3 Parking Spaces

Private driveway to rear of property with spaces for up to 3 cars.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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