



39 Orrell Lane, Burscough

In Excess of £200,000

Situated on the popular Orrell Lane and within easy walking distance of village amenities, this well presented semi detached house offers an excellent opportunity for first time buyers, downsizers or buy-to-let investors alike. The accommodation comprises an entrance hall, comfortable lounge, separate dining room and kitchen to the ground floor. To the first floor are two good sized bedrooms and a bathroom, providing practical and well proportioned living space throughout. Externally, the property benefits from an enclosed rear garden and off road parking, adding both convenience and outdoor enjoyment. Recently decorated throughout, the property is ready for immediate occupation and is offered to the market with no onward chain, making this a fantastic opportunity not to be missed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached House
- Two Receptions
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Ideal For First Time Buyers, Investors or Downsizers
- Walking Distance To Village Amenities
- No Onwards Chain



Entrance

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

Lounge

11' 5" x 10' 9" (3.48m x 3.28m)

Window to front.

Dining Room

11' 0" x 12' 4" (3.35m x 3.76m)

Windows to rear and side. Built in storage and feature fireplace used to store logs.

Kitchen

20' 8" x 8' 0" (6.29m x 2.43m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit, built in gas hob with extractor over and built in electric oven. Plumbed in for washing machine and dishwasher. Understairs storage, windows to side and door leading to rear garden.

Landing

Two tier landing with sky light and doors leading to both bedrooms and bathroom.

Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

Two windows to front.

Bedroom Two

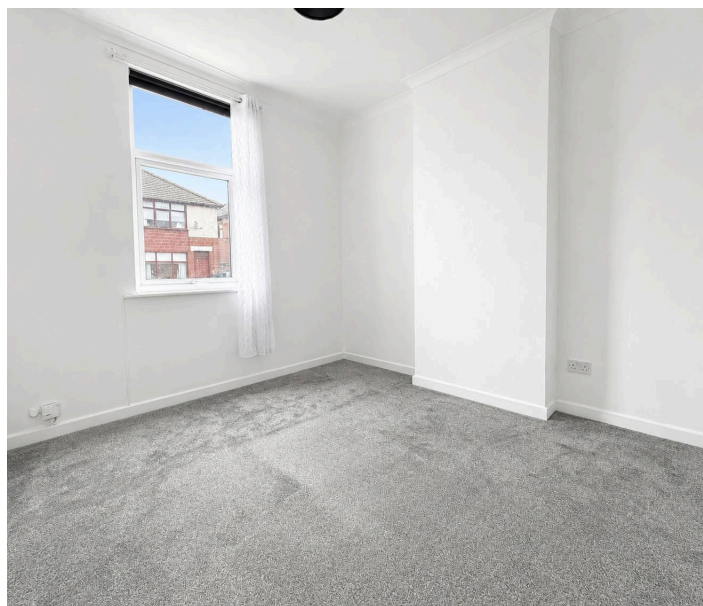
12' 4" x 8' 6" (3.77m x 2.59m)

Window to rear.

Bathroom

7' 4" x 11' 3" (2.23m x 3.44m)

Three piece suite comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Heated towel rail, storage cupboard with boiler and laminate flooring. Window to rear.



Outbuilding

Outbuilding with two store cupboards in rear garden.

Front Garden

Wall garden, flagged.

Rear Garden

Enclosed rear garden mainly lawn and both rear and side patio area. Gate to side leading to parking and front.

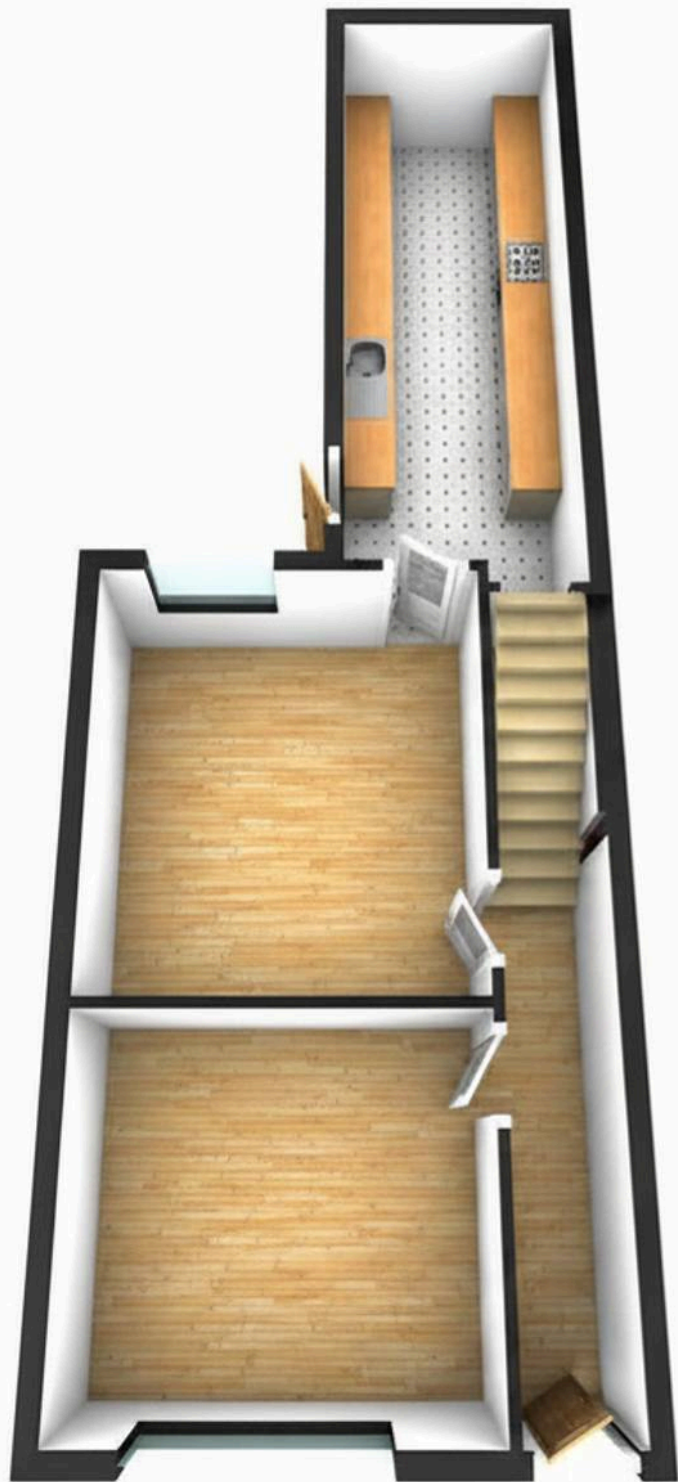
OFF STREET

1 Parking Space

Shared driveway to side of property.









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