

4 Clarkfield Close, Burscough

Offers in Region of £225,000

Occupying a pleasant position within a peaceful cul-de-sac, this well-presented three-bedroom semi-detached home which is ideal for first-time buyers or growing families. The accommodation comprises a entrance hall, a bright and spacious open-plan lounge and dining area, a fitted kitchen, three bedrooms, and a family bathroom, providing a practical layout for modern family living. Externally, the property enjoys front and rear gardens, with the rear garden offering a fantastic space for relaxing and entertaining. A charming summerhouse provides a versatile addition, perfect for use as a home office, hobby room, or peaceful retreat. To the front, a private driveway offers off-road parking for ample parking. Combining a quiet location with spacious accommodation and excellent outdoor space, this fantastic home is one not to be missed. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached House
- Open Plan Lounge Dining
- Three Bedrooms
- Cul De Sac Location
- Private Driveway
- Enclosed Rear Garden
- Summerhouse Included
- Freehold



Entrance Hall

Front door into hallway with door into lounge and stairs leading to 1st floor.

Lounge Dining

23' 7" x 7' 6" (7.18m x 2.28m)

Window to front, gas fireplace and understairs storage. Open plan into dining area with French doors leading to rear garden and door into kitchen. Laminate flooring.

Kitchen

8' 9" x 7' 0" (2.67m x 2.13m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with extractor over and built in electric oven. Plumbed in for washing machine and dishwasher. Window to rear and tiled flooring.

Landing

Doors leading to three bedrooms, bathroom and storage cupboard. Window to side.

Bedroom One

8' 2" x 10' 4" (2.48m x 3.14m)

Fitted wardrobes/cupboards, laminate flooring and window to front.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.48m)

Window to rear and laminate flooring.

Bedroom Three

7' 5" x 6' 5" (2.27m x 1.96m)

Window to front and laminate flooring.

Bathroom

6' 4" x 5' 7" (1.94m x 1.69m)

Three piece suite comprising 'P' shaped bath with shower over and screen, vanity wash hand basin and low level WC. Heated towel rail, fully tiled and window to rear.



FRONT GARDEN

Lawn to the front with driveway to front and side.

REAR GARDEN

Enclosed rear garden mainly lawn with patio and summerhouse raised on decked patio with water feature. Gate to side leading to driveway.

DRIVEWAY

3 Parking Spaces

Private driveway to front and side with spaces for three vehicles.





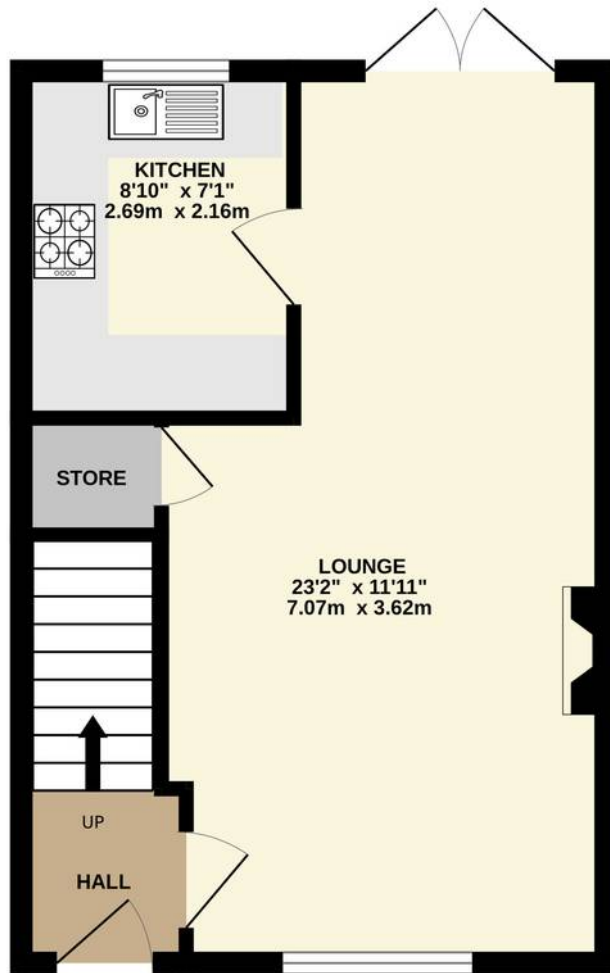


Energy Efficiency Rating

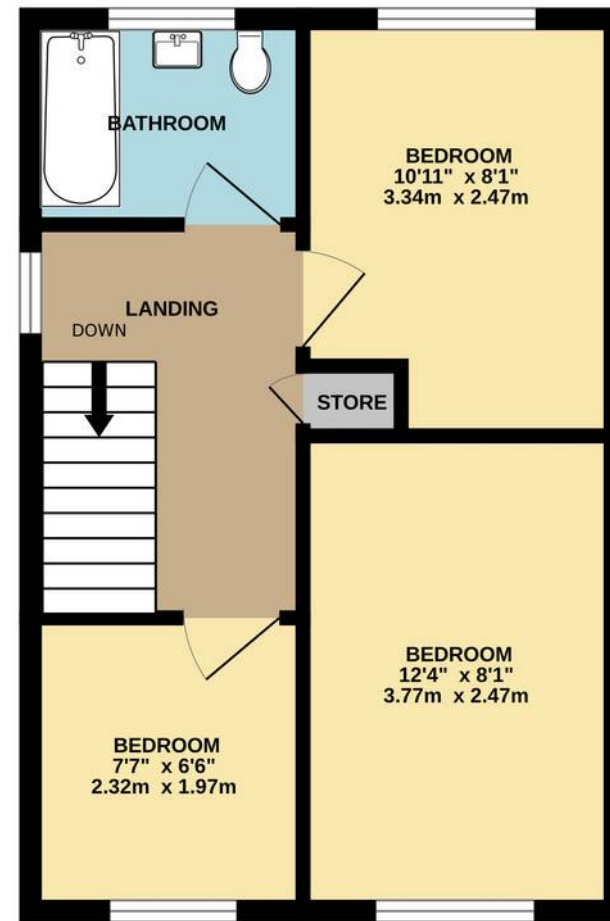
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR



1ST FLOOR





Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>

