

93 Rivington Drive, Burscough

Ormskirk

£250,000

Situated on the popular residential road of Rivington Drive, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking for additional living space. The ground floor comprises a welcoming entrance hall, spacious lounge, and a generous kitchen and dining area, perfect for everyday family life and entertaining. There is also an additional reception room, currently utilised as a playroom, providing excellent flexibility and the potential to create a home office, family room, or additional sitting area. To the first floor are three bedrooms and a family bathroom, offering comfortable accommodation for the whole family. Externally, the property benefits from a private driveway providing off-road parking, an enclosed rear garden offering a private outdoor space, and a garage providing useful additional storage. With its extended layout, versatile reception space, and sought-after residential location, this property offers a fantastic opportunity to create a wonderful family home. Marketed with no onward chain, early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended Semi Detached House
- Two Receptions
- Three Bedrooms
- Modern Throughout
- Enclosed Rear Garden
- Private Driveway & Garage
- Popular Residential Area
- No Chain



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Entrance

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

Lounge

12' 4" x 15' 11" (3.77m x 4.84m)

Window to front, fireplace and laminate flooring. Door into kitchen dining.

Kitchen Dining

An excellent range of eye and low level units incorporating a Belfast sink, built in gas hob with extractor over and built in electric double oven. Partly tiled walls and flooring. Integrated fridge freezer and plumbed for washing machine and dishwasher. Understairs storage and door into reception. Two windows to rear.

Reception

13' 1" x 9' 10" (4.00m x 3.00m)

Currently used as a play room. French doors leading to rear garden, boiler cupboard with additional storage and door into garage.

Landing

Doors leading to three bedrooms, bathroom and airing cupboard. Loft access and window to side.

Bedroom One

13' 2" x 8' 8" (4.02m x 2.64m)

Window to front and built in double wardrobe.

Bedroom Two

9' 11" x 8' 6" (3.01m x 2.60m)

Window to rear.

Bedroom Three

Window to front.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Heated towel rail and window to rear.

Garage



REAR GARDEN

Enclosed rear garden with two patio's and lawn. Planted borders, wooden shed and water supply.

DRIVEWAY

2 Parking Spaces

Private driveway to front.







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