



**32 Higgins Lane, Burscough**  
**Offers Over £200,000**

## **Higgins Lane, Burscough**

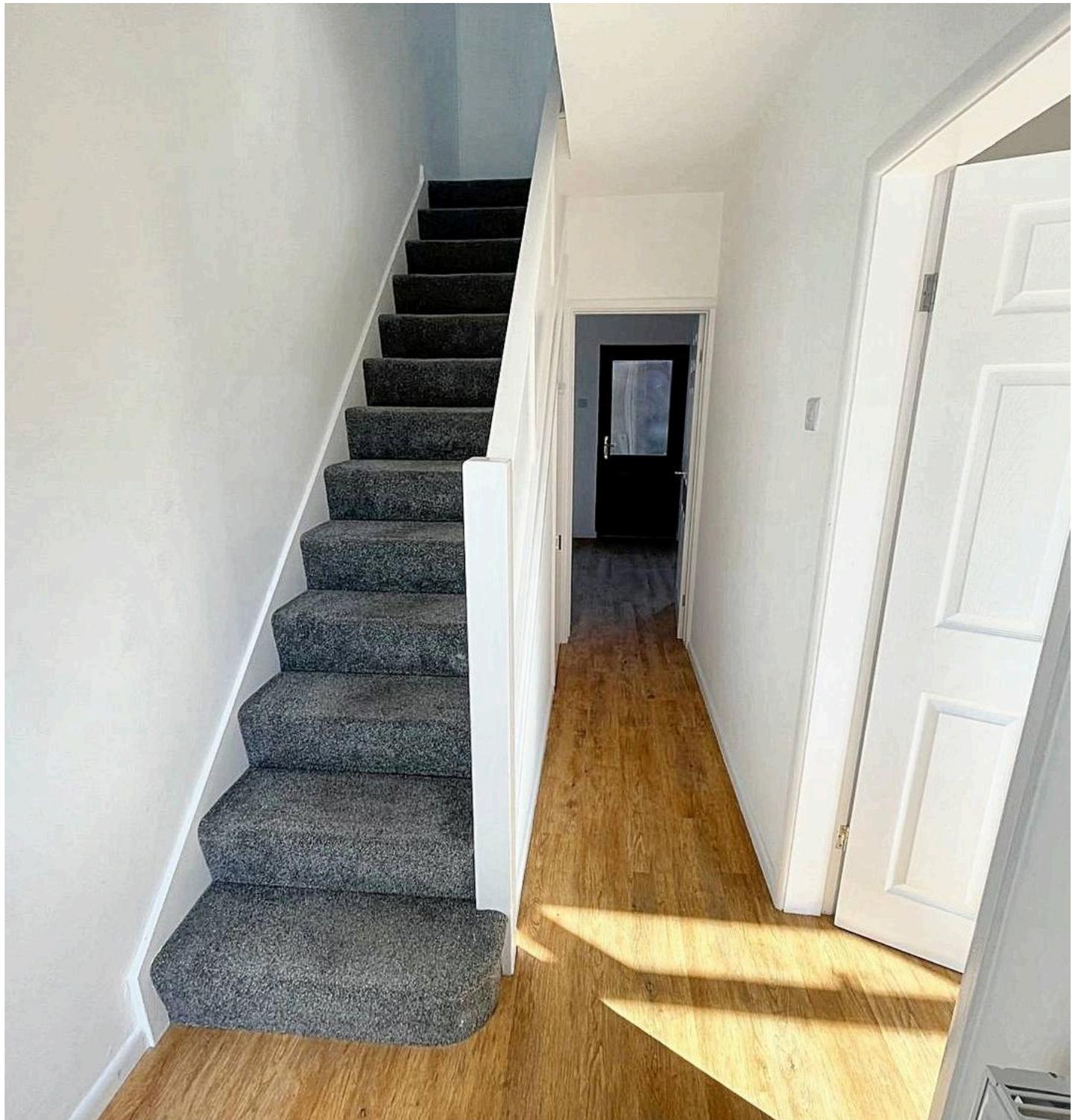
This well-presented recently modernised three-bedroom mid-terrace property is an ideal purchase for first-time buyers, families, or buy to let investors. Private driveway with front and rear gardens. NO CHAIN. Comprises hall, lounge, dining kitchen, landing, three Bedrooms and bathroom.

Council Tax band: B

Tenure: Freehold

### **Key Features**

- Mid Terrace House
- Open Plan Kitchen Dining
- Modern Throughout
- Three Bedrooms
- Private Driveway
- Enclosed Rear Garden With Outbuilding
- Popular Area
- No Onwards Chain



**Entrance Hall**

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

**Lounge**

Window to front.

**Kitchen Dining**

Open plan kitchen dining with a good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in hob with canopy style extractor hood over, built in electric oven and integrated fridge freezer, dishwasher and washing machine. Laminate flooring, window to rear and two doors to rear leading to rear garden.

**Landing**

Doors leading to three bedrooms, bathroom and airing cupboard with boiler in. Loft access.

**Bedroom One**

Window to front.

**Bedroom Two**

Window to rear.

**Bedroom Three**

Window to front.

**Bathroom**

Three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Window to rear.

**Front Garden**

Private driveway to front and lawn.

**Rear Garden**

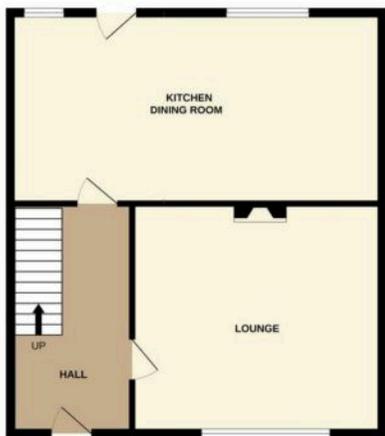
Enclosed rear garden with patio area, pathway leading to lawn with planted borders. Brick outbuilding with electric.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive 2002/91/EC





## Victoria Estates & Property Management

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