



Quarry View Course Lane, Newburgh

In Excess of £325,000

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached House
- Three Bedrooms
- Three Reception Rooms
- Front and Rear Gardens
- Private Driveway
- No Chain
- Renovation Project



Porch and Hallway

Front door into Porch and door into Hallway. Doors to Lounge and Sitting Room

Lounge

12' 5" x 12' 0" (3.79m x 3.66m)

Window to the front, open fireplace and door into Dining Room

Dining Room

8' 9" x 15' 0" (2.66m x 4.56m)

French doors to rear garden, window to the side, door to Sitting Room and door to Kitchen. Understairs storage

Sitting Room

9' 0" x 20' 11" (2.75m x 6.38m)

Window to the front and window to the rear, fireplace. Door to Dining Room

Kitchen

8' 0" x 17' 0" (2.45m x 5.17m)

A range of eye and low level units incorporating a stainless steel sink drainer. Plumbed for washing machine and dish washer. Window to the side and window to the rear. Door to rear porch

Rear Porch

Doors to front and rear

Landing

Window to the rear. Doors to 3 Bedrooms and Bathroom. Loft access with ladder and boarded with electric light and skylight

Bedroom One

10' 10" x 12' 6" (3.30m x 3.80m)

Window to the front, picture rails, fitted/built in wardrobes and storage cupboard with boiler

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.76m)

Window to the front, picture rails

Bedroom Three

8' 2" x 8' 1" (2.48m x 2.47m)



GARDEN

Front Garden with lawn and pond

REAR GARDEN

Enclosed with patio and pond, lawn , wooden shed

DRIVEWAY

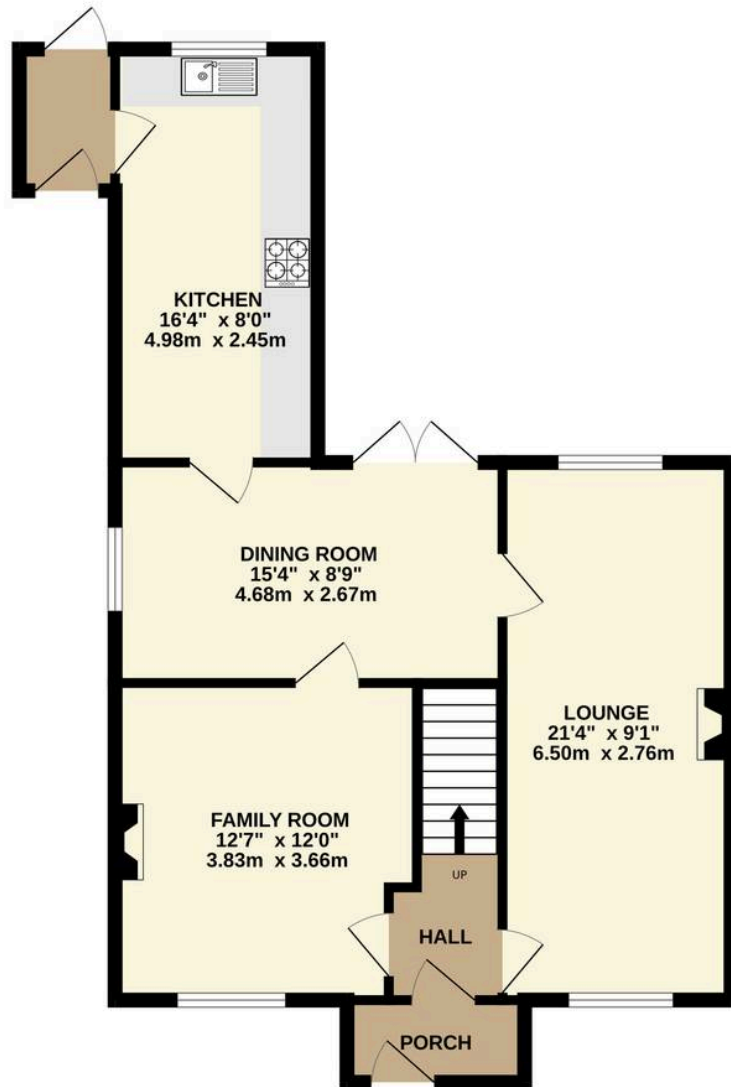
4 Parking Spaces

Private tarmac driveway to the front with double gates to the rear

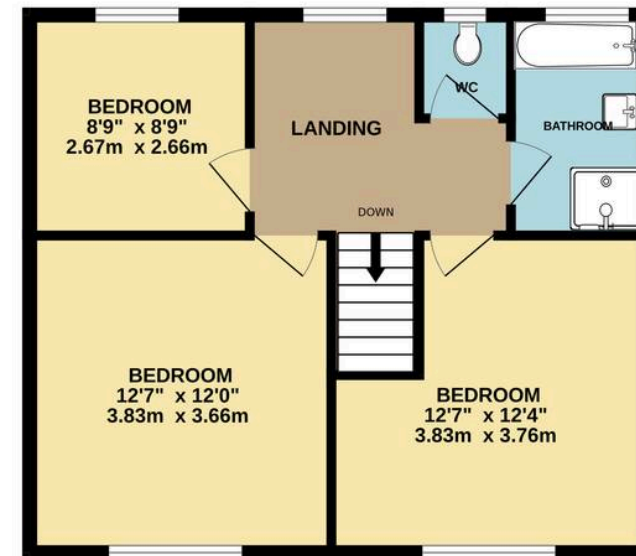




GROUND FLOOR



1ST FLOOR





Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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

