



**39 Abbeydale, Burscough**

**In Excess of £200,000**

Occupying a desirable position on one of the area's most sought-after roads, this semi-detached bungalow offers spacious and versatile accommodation, making it an excellent choice for downsizers, retirees, or those looking to enjoy single-storey living. The accommodation comprises a welcoming entrance hall, a fitted kitchen, a spacious lounge, and a bright conservatory overlooking the rear garden. The property also offers two bedrooms, or alternatively one bedroom and a separate dining room, allowing the layout to be adapted to suit a variety of lifestyles. Externally, the bungalow benefits from well-maintained front and rear gardens, a private driveway providing ample off-road parking, and a detached single garage, offering additional storage or workshop space. Offered to the market with no onward chain, this property presents an excellent opportunity to personalise a home in a highly desirable location. Early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

- Semi Detached Bungalow
- Two Bedrooms
- Two Receptions
- Sought After Area
- Detached Garage
- Enclosed Rear Garden
- Private Driveway
- No Onwards Chain



### Entrance Hall

Front door into hallway with opening into kitchen, door in to lounge and hall storage cupboard.

### Lounge

17' 4" x 10' 11" (5.28m x 3.34m)

Bow window to front, electric fireplace and door into inner hall.

### Kitchen

10' 4" x 6' 11" (3.16m x 2.10m)

A good 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 storage cupboard. Window and door to side.

### Bedroom One

10' 6" x 9' 11" (3.19m x 3.03m)

Built in wardrobes, bedsides, cupboards and dresser. Window to rear.

### Bedroom Two/Dining Room

13' 7" x 7' 7" (4.15m x 2.32m)

Built in storage cupboard and sliding doors into conservatory.

### Bathroom

7' 1" x 5' 7" (2.17m x 1.69m)

Three piece suite comprising double shower cubicle with shower over, vanity wash hand basin and low level WC. Heated towel rail and window to side.

**Garage** - Detached single garage with up and over door.

**Rear Garden** - Enclosed rear garden with planted borders, lawn and two patios. Door into garage.

**Front Garden** - Private driveway and lawn with planted border.











## Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • [tori@vepm.co.uk](mailto:tori@vepm.co.uk) • <http://vepm.co.uk>

