



Situated on the popular Trevor Road, within easy reach of local amenities, schools, and excellent transport links, this beautifully renovated three-bedroom semi-detached home offers stylish, modern living and is ready for immediate occupation.

The accommodation comprises a welcoming entrance hall, a spacious lounge, and a stunning open-plan kitchen and dining area, creating the perfect space for both everyday living and entertaining. The ground floor also benefits from a practical utility room with WC and a bright conservatory overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard throughout.

Externally, the property enjoys a private driveway, an enclosed rear garden, and a versatile outbuilding which would make an ideal home office, gym, or hobby room.

Offering modern accommodation in a convenient location, this fantastic home is available now and early viewing is highly recommended.

Council Tax band: B

- Semi Detached House
- Two Receptions
- Three Bedrooms
- Enclosed Rear Garden
- Outbuilding Can Be Used As Office
- Newly Renovated Throughout
- Utility & WC
- Available Now



Entrance

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

Lounge

19' 1" x 11' 4" (5.81m x 3.46m)

Window to front, electric fireplace and door into kitchen dining.

Kitchen Dining

17' 4" x 13' 11" (5.28m x 4.23m)

An excellent range of eye and low level units incorporating a sink and drainer unit, built in electric hob with extractor over, built in electric oven and integrated fridge freezer and dishwasher. Breakfast bar and dining area. Doors into utility, conservatory and side leading into rear garden.

Utility Room & WC

10' 5" x 4' 4" (3.18m x 1.31m)

Plumbed in for washing machine and space for dryer, worktops with sink and low level WC. Window to side and boiler.

Conservatory

15' 11" x 11' 1" (4.86m x 3.37m)

French doors leading to rear garden with windows surrounding.

Landing

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

Bedroom One

17' 5" x 8' 4" (5.32m x 2.54m)

Window to front.

Bedroom Two

7' 9" x 12' 10" (2.37m x 3.91m)

Window to rear.



Bedroom Three

9' 3" x 5' 9" (2.83m x 1.75m)

Window to rear.

Bathroom

Three piece suite comprising panelled bath with mixer shower over and screen, wash hand basin and low level WC. Heated towel rail and window to front.

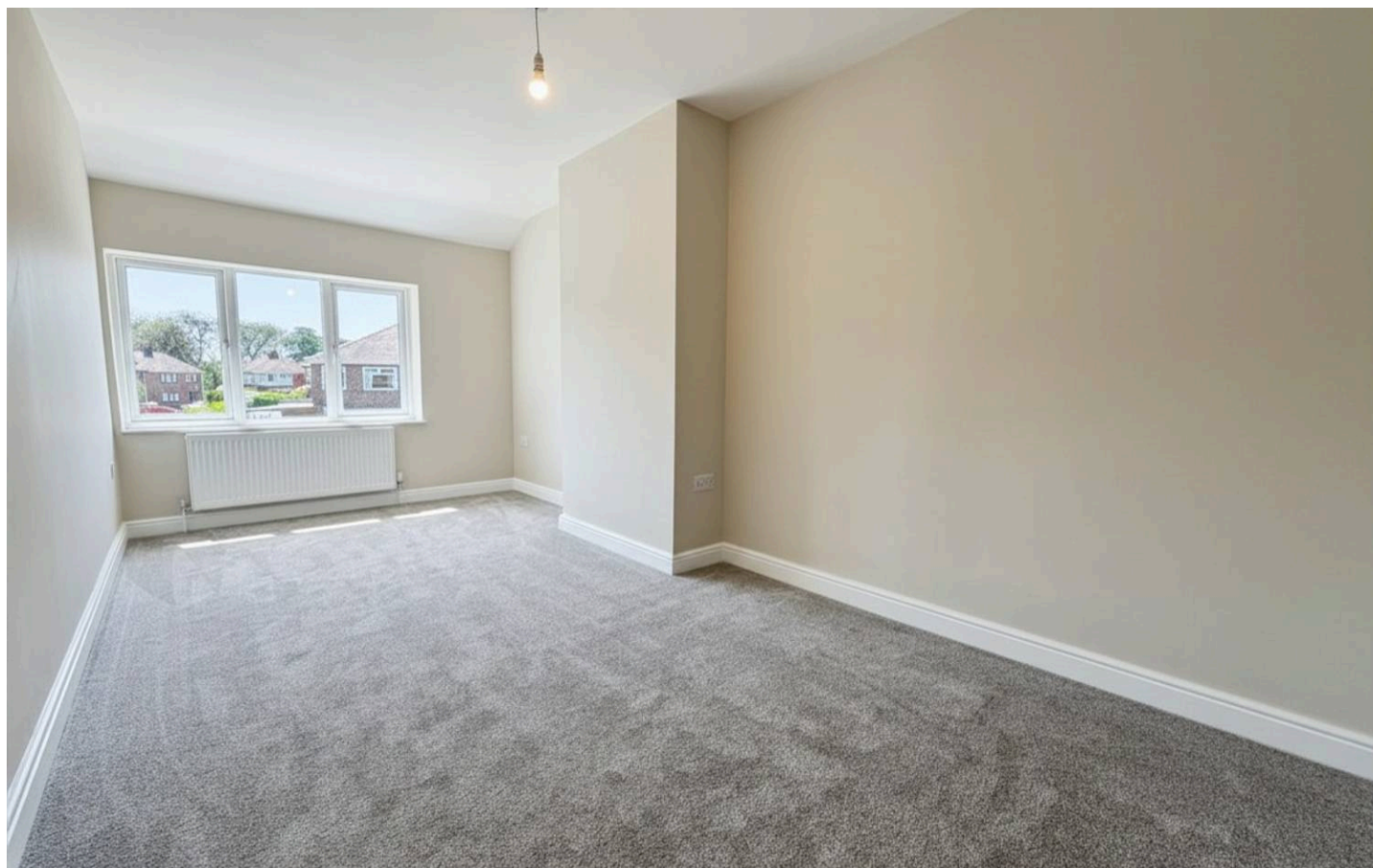
Garden

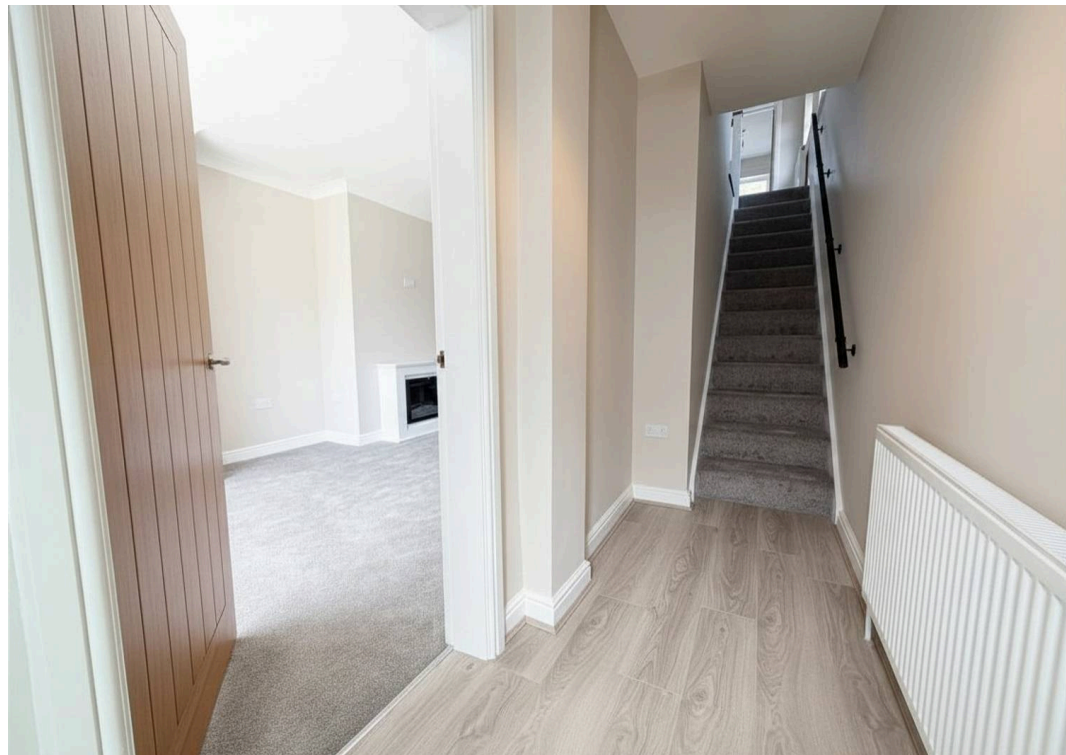
Enclosed rear garden with patio, lawn and side passage either side with gate leading to front. Water supply. To the rear there is a garden room which has electrics and double glazed windows and would benefit as home office.

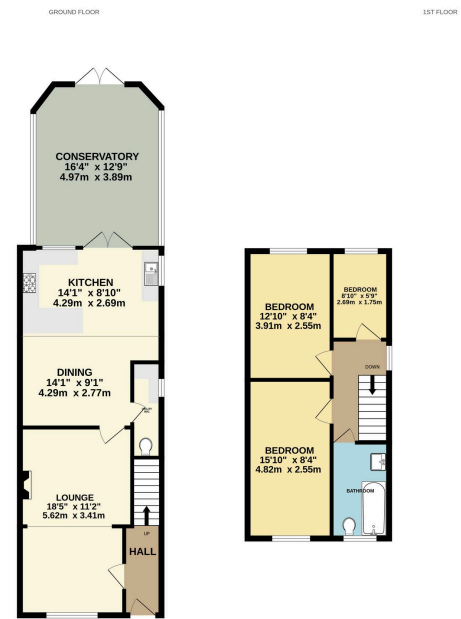
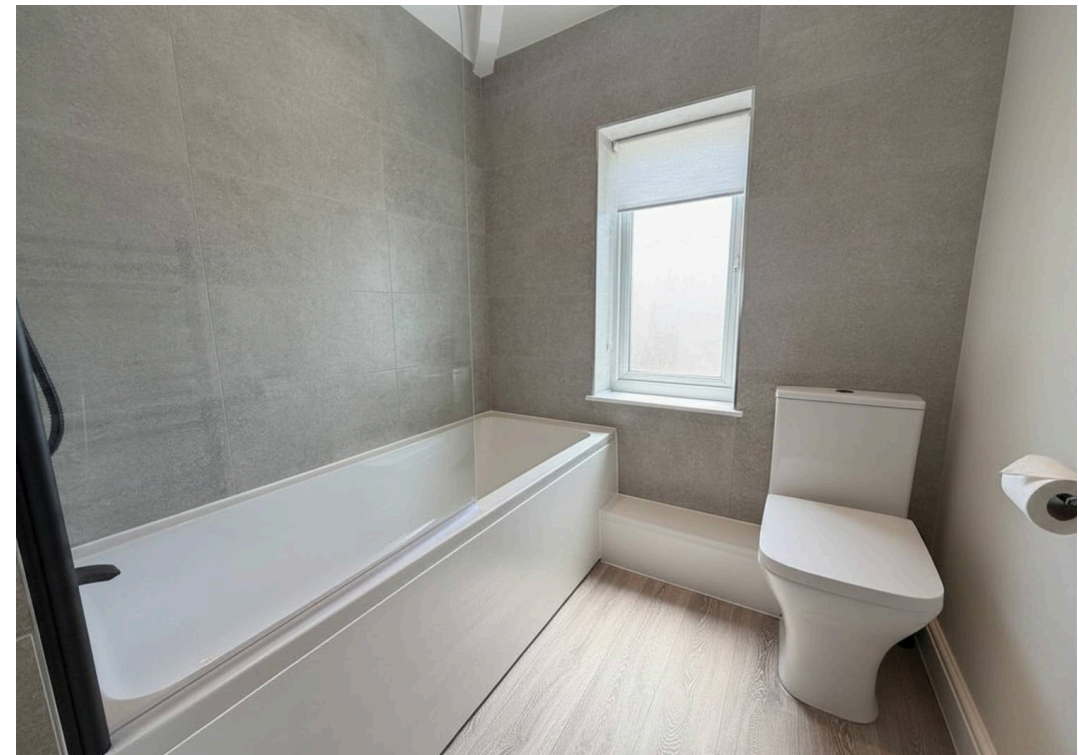
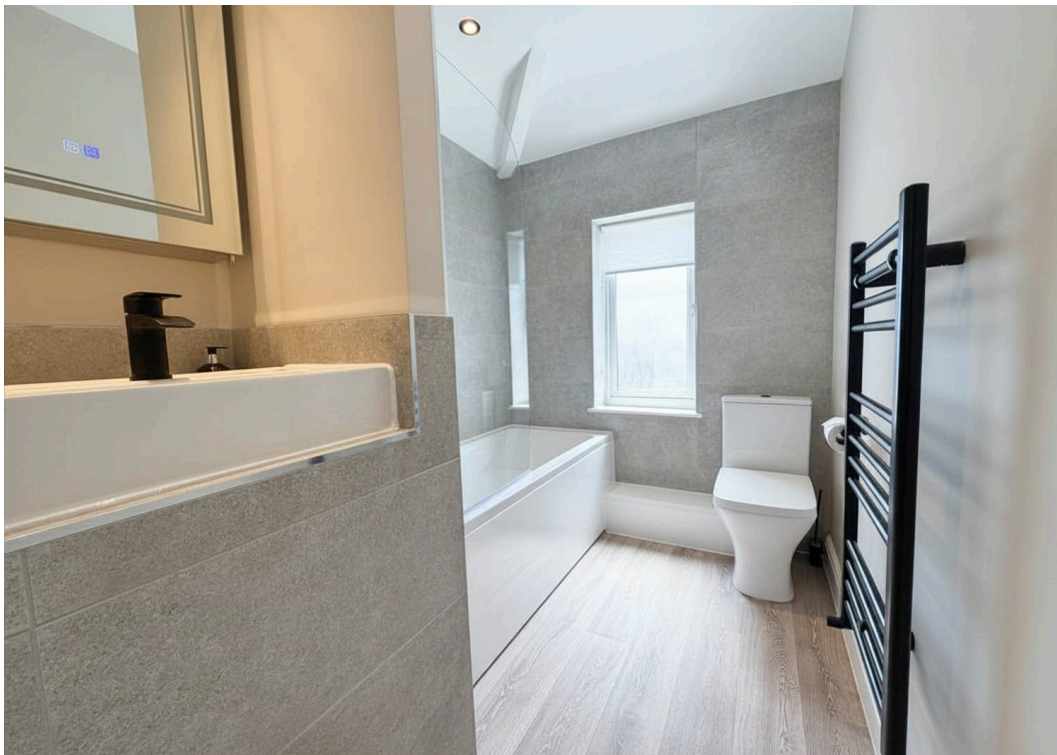
DRIVEWAY

1 Parking Space

Private driveway to front, flagged.







While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used for any prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee is made regarding their quality or performance.



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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



VICTORIA ESTATES
&
PROPERTY MANAGEMENT