



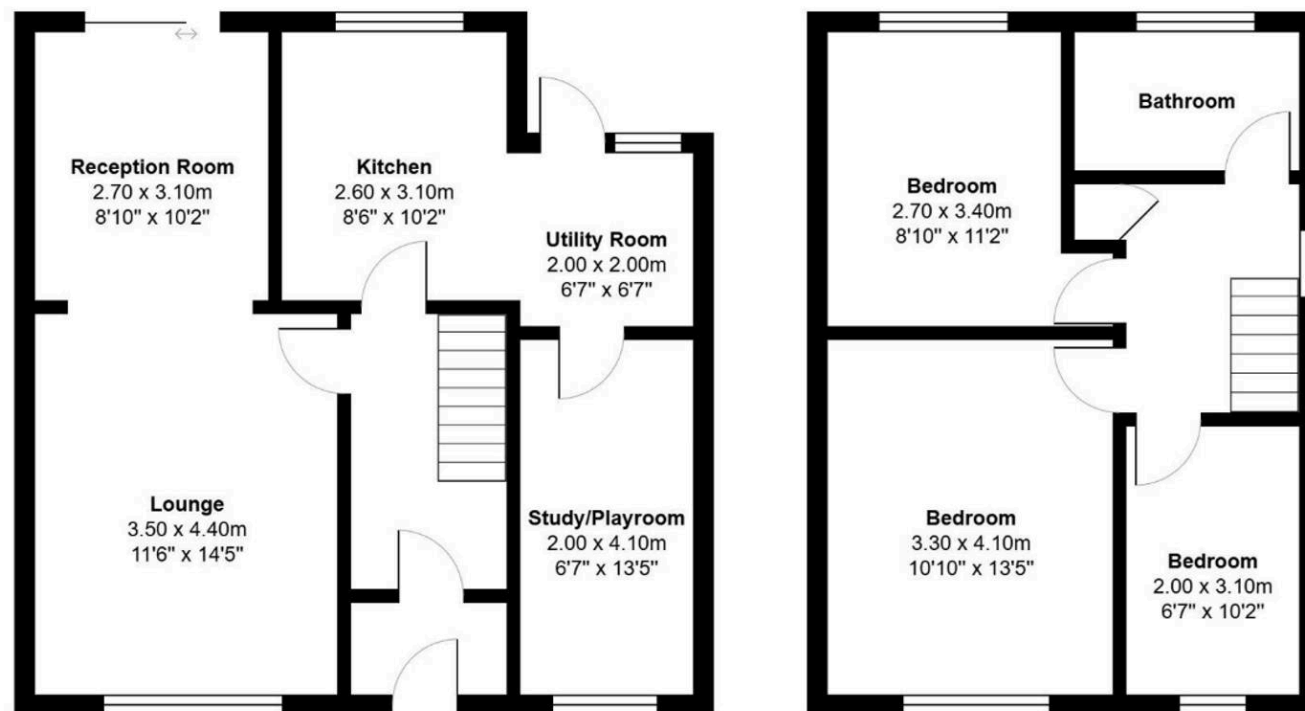
43 Weaver Avenue, Burscough

£250,000

Occupying a pleasant position within the quiet cul de sac of Weaver Avenue, this well-presented three-bedroom semi detached home is ideally located within walking distance of village amenities, schools, and transport links, making it a perfect choice for families. The accommodation comprises a welcoming porch and entrance hallway, a spacious lounge opening through to the dining area, creating an ideal space for family living and entertaining, a fitted kitchen, and an additional reception room formed from the converted garage, offering versatile accommodation as a second sitting room, playroom, home office, or snug. To the first floor are three well proportioned bedrooms, including two generous double bedrooms and a good sized single bedroom, together with a modern family bathroom. Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, while to the front a private driveway provides off road parking for up to three vehicles. Offering spacious and flexible living accommodation in a sought after village location, this fantastic home is one not to be missed. Early viewing is highly recommended.

Tenure: Freehold

- Semi Detached Home
- Open Plan Lounge Dining
- Three Bedrooms
- Enclosed Rear Garden
- Cul De Sac Location
- Private Driveway With Spaces For 3 Cars
- Converted Garage Into Reception
- Freehold Tenure



Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Entrance

Front door into porch with door into hallway. Doors leading to lounge, kitchen and stairs to 1st floor.

### Lounge

14' 8" x 11' 5" (4.46m x 3.48m)

Window to front, feature log burner and open plan into dining.

### Dining Room

8' 11" x 10' 4" (2.73m x 3.14m)

Sliding doors leading to rear garden.

### Kitchen

16' 0" x 10' 4" (4.87m x 3.14m)

An excellent range of eye and low level units incorporating a sink and drainer unit, built in electric oven and hob with extractor over. Integrated dishwasher, plumbed for washing machine and space for dryer. Doors leading to reception, downstairs storage and rear garden. Windows to rear.

### Reception

13' 5" x 6' 6" (4.08m x 1.99m)

Window to front, currently used as storage but ideal as playroom/office.

### Landing

Window to side and doors leading to three bedrooms, bathroom and storage. Loft access.

### Bedroom One

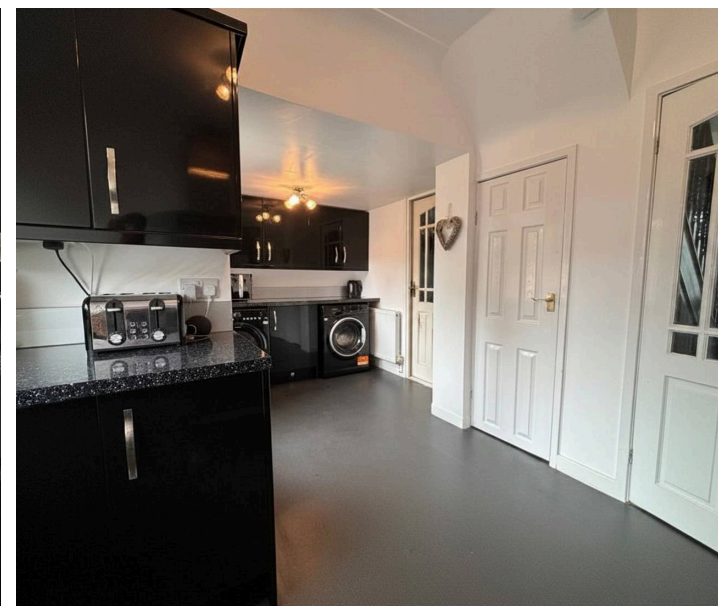
13' 7" x 10' 8" (4.13m x 3.25m)

Window to front and fitted wardrobes.

### Bedroom Two

11' 7" x 8' 11" (3.53m x 2.71m)

Window to rear and additional loft access.



**Bedroom Three**

11' 0" x 6' 11" (3.36m x 2.12m)

Window to front and built in storage.

**Bathroom**

8' 8" x 5' 5" (2.63m x 1.64m)

Three piece suite comprising panelled bath with shower over, freestanding basin and low level WC. Partly tiled walls and window to rear.

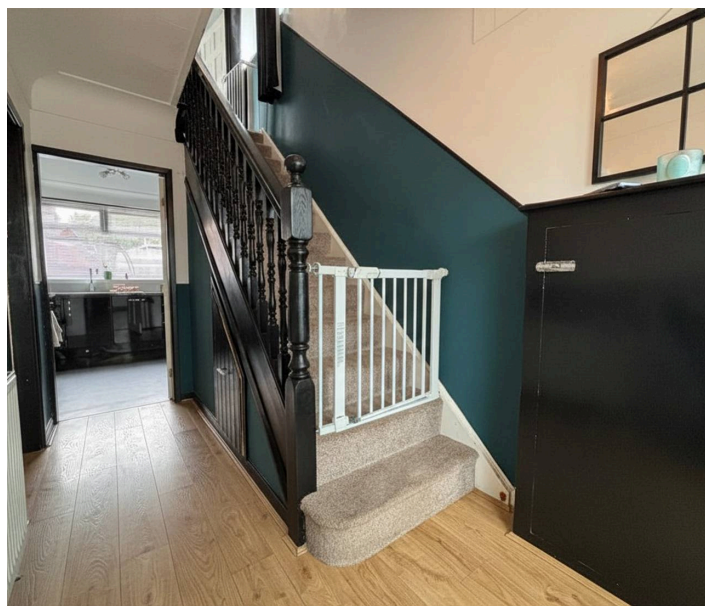
**Rear Garden**

Enclose rear garden mainly lawn and small patio area. Water supply and metal shed.

**DRIVEWAY**

3 Parking Spaces

Private driveway, tarmac for easy maintenance with spaces for 3 vehicles.











## Victoria Estates & Property Management

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