



61 Square Lane, Burscough

£200,000

This beautifully presented two-bedroom mid terrace cottage offers stylish and versatile living accommodation, making it an ideal purchase for first-time buyers or those looking to downsize. The property comprises a spacious open plan lounge/dining area, creating a bright and welcoming living space, together with a modern fitted kitchen. To the first floor are two well-proportioned bedrooms and a contemporary bathroom finished to a high standard.

Externally, the property benefits from a rear courtyard along with a detached rear garden, providing additional outdoor space and the added advantage of off-road parking for two vehicles.

Early viewing is highly recommended to fully appreciate the charm and convenience this delightful home has to offer.

Council Tax band: B

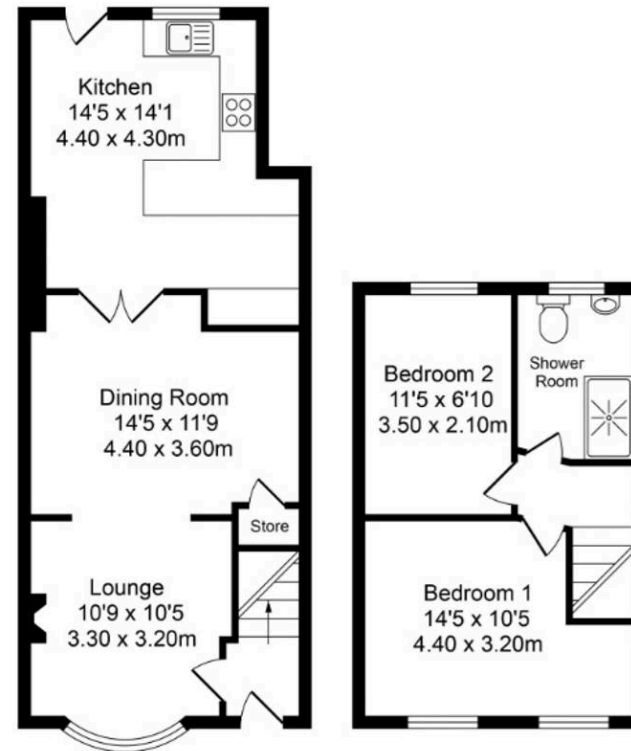
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Mid Terrace House
- Open Plan Lounge Dining
- Modern Kitchen Dining
- Rear Allocated Parking
- Rear Garden & Rear Courtyard
- Attention First Time Buyers

**Total Approx. Floor Area 852 Sq.ft. (79.2 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 526 Sq.Ft (48.9 Sq.M.)

**First Floor**  
 Approx. Floor Area 326 Sq.Ft (30.3 Sq.M.)

### Entrance Hall

Front door to hall. Stairs to 1st floor and door leading to dining lounge.

### Dining Room

11' 0" x 13' 0" (3.35m x 3.96m)

Window to front, fireplace, laminate flooring and opens into lounge.

### Lounge

14' 2" x 9' 7" (4.33m x 2.91m)

Laminate flooring and double doors leading to kitchen.

### Kitchen Dining

14' 10" x 12' 0" (4.52m x 3.67m)

An excellent range of eye and low level units incorporating a breakfast bar, a stainless steel sink and drainer unit. Built in gas hob with canopy style extractor hood built over and built in oven. Plumbed in for washing machine and dishwasher with space also for dryer. Space for American fridge freezer. Window and door to rear and laminate flooring.

### Landing

Loft access with ladder, part boarded. Doors to both bedrooms and bathroom.

### Bedroom One

11' 0" x 10' 2" (3.36m x 3.11m)

Two windows to front.

### Bedroom Two

7' 0" x 9' 2" (2.13m x 2.79m)

Window to rear.

### Bathroom

6' 9" x 9' 2" (2.05m x 2.79m)

Three piece suite comprising a double walk in shower cubicle, vanity wash hand basin unit and low level WC. Fully tiled walls and floor. Heated towel rail and window to rear.



## FRONT GARDEN

Small enclosed front garden.

## REAR GARDEN

Enclosed rear yard, gate to right of way access two parking spaces, and then a further garden with lawn and patio. Planted out borders. Wooden shed.

## OFF STREET

2 Parking Spaces

Allocated parking to rear of property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>3</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Victoria Estates & Property Management

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