



**33 Ainscough Drive, Burscough**  
**£1,500 Per Calendar Month**



Available mid-November, this beautifully presented four-bedroom detached family home is ideally situated on the sought-after Ainscough development, within easy walking distance of village amenities, schools, and excellent transport links.

The ground floor features an entrance hall, a spacious lounge, and an open-plan kitchen and dining area perfect for family living and entertaining. There is also a useful utility room and a ground-floor WC for added convenience.

Upstairs, a generous landing with loft access leads to four well-proportioned bedrooms, a family bathroom, and handy built-in storage.

Externally, the property benefits from a private driveway, integral garage, and a beautifully enclosed rear garden that is not overlooked, offering a peaceful and private outdoor space.

This superb home offers modern family living in a fantastic location – early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

- Detached Family Home
- Open Plan Kitchen Dining
- Four Bedrooms
- Bathroom, En-Suite and WC
- Utility Room
- Single Garage
- Private Driveway & Enclosed Rear Garden
- Available Mid November





### Entrance

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

### Louynge

11' 0" x 15' 8" (3.36m x 4.78m)

Window to the front and double doors into the dining kitchen.

### Kitchen Dining

18' 2" x 10' 4" (5.54m x 3.15m)

An excellent range of eye and low level units incorporating a 1 1/2 stainless steel sink drainer unit. Built in gas hob with extractor hood over and built in electric oven. Plumbed in for dishwasher and space for undercounter fridge. Sliding patio doors to the rear, window to the rear and doors into under stairs storage cupboard and utility. Laminate flooring and open plan dining.

### Utility Room

7' 3" x 5' 6" (2.20m x 1.67m)

Laminate flooring, plumbed for washing machine and space for dryer. Doors to side leading to garden and doors to WC and garage. Combi Boiler.

### WC

Two piece suite comprising low level WC and pedestal wash hand basin, laminate flooring and window to the rear.

### Landing

Doors to 4 bedrooms and bathroom. Loft access.

### Bedroom One

10' 11" x 10' 6" (3.32m x 3.21m)

Widest measurement 4.41m Window to the front, door to En-suite and storage cupboard/wardrobe.

### En-Suite

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC, window at the side.





**Bedroom Two**

10' 10" x 8' 10" (3.31m x 2.69m)

Window to rear.

**Bedroom Four**

11' 0" x 9' 3" (3.36m x 2.83m)

Window to front.

**Bedroom Three**

9' 5" x 7' 9" (2.86m x 2.36m)

Window to rear.

**Bathroom**

6' 10" x 5' 7" (2.09m x 1.71m)

Three piece suite comprising panelled bath with electric shower over and shower screen, pedestal wash hand basin and low level WC, part tiled walls and window to the rear.

**Garage**

Up and over door to the front and door to rear into utility. Electrics.

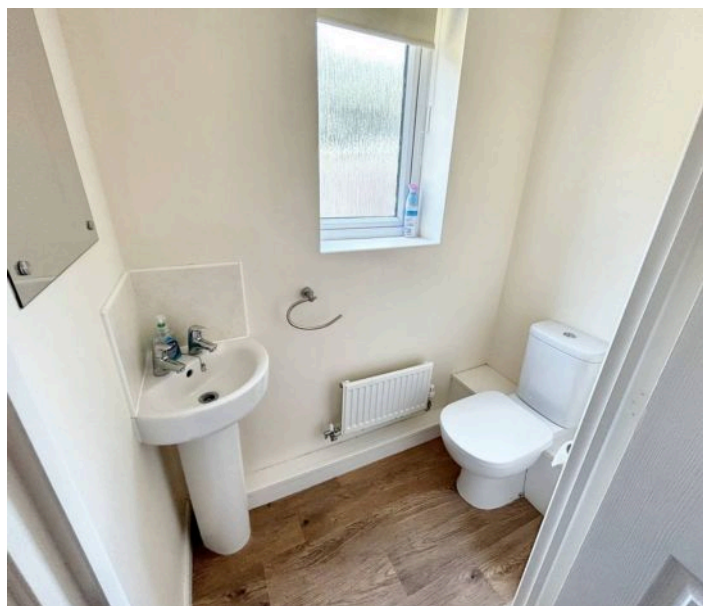
**Rear Garden**

Enclosed good sized rear garden which is mainly laid to lawn, not overlooked from the rear.

**DRIVEWAY**

2 Parking Spaces

Private driveway to the front.











# 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>



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT