



Higgins Lane, Burscough

This well-presented recently modernised three-bedroom mid-terrace property is an ideal purchase for first-time buyers, families, or buy to let investors. Private driveway with front and rear gardens. NO CHAIN. Comprises hall, lounge, dining kitchen, landing, three Bedrooms and bathroom.

Council Tax band: B

Tenure: Freehold

Key Features

- Mid Terrace House
- Open Plan Kitchen Dining
- Modern Throughout
- Three Bedrooms
- Private Driveway
- Enclosed Rear Garden With Outbuilding
- Popular Area
- No Onwards Chain



Entrance Hall

Front door into hallway with doors leading to lounge, dining kitchen, storage and stairs to 1st floor.

Lounge

Window to front.

Kitchen Dining

Open plan kitchen dining with a good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in hob with canopy style extractor hood over, built in electric oven and integrated fridge freezer, dishwasher and washing machine. Laminate flooring, window to rear and two doors to rear leading to rear garden.

Landing

Doors leading to three bedrooms, bathroom and airing cupboard with boiler in. Loft access.

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Window to rear.

Front Garden

Private driveway to front and lawn.

Rear Garden

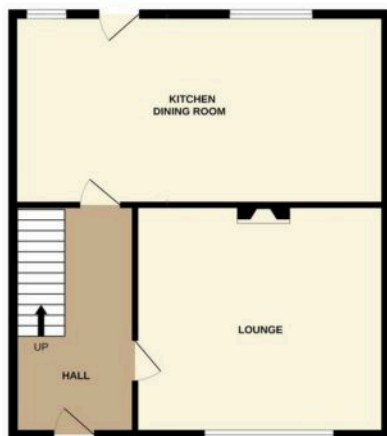
Enclosed rear garden with patio area, pathway leading to lawn with planted borders. Brick outbuilding with electric.



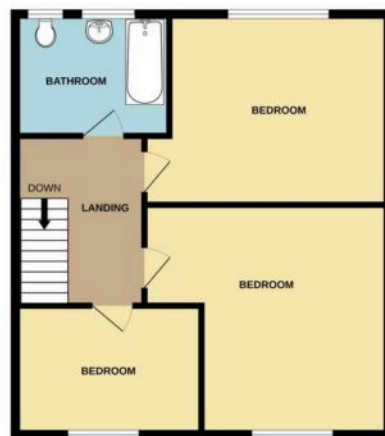




GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

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



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