



Three-Bedroom Semi-Detached Home – Available January 2026

This three-bedroom semi-detached house is available to let from January 2026, offering comfortable living in a convenient residential location.

The ground floor features an open-plan lounge and dining area, providing a bright and versatile space, along with a compact yet functional kitchen. To the first floor, the property offers three bedrooms and a family bathroom.

Externally, the home benefits from a private driveway and an enclosed rear garden, perfect for outdoor relaxation or family use.

Ideal for tenants seeking a practical and well-located home, early enquiries are recommended.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Open Plan Lounge Dining
- Three Bedrooms
- Enclosed Rear Garden
- Private Driveway
- Double Glazed & Gas Central Heating
- Walking Distance To Transport Links & Amenities
- Available January 2026



Entrance

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

Lounge

11' 10" x 14' 4" (3.61m x 4.36m)

Window to the front, laminate floor, fireplace, under stairs storage cupboard. Open plan to the dining area.

Dining

9' 0" x 7' 7" (2.75m x 2.30m)

Open plan to lounge, laminate floor, patio doors to the rear garden.

Kitchen

8' 6" x 7' 0" (2.58m x 2.14m)

A good range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit. Built in gas hob with extractor hood built over, built in electric oven. Part tiled walls, space for fridge freezer, plumbed for automatic washing machine, window to the rear overlooking the rear garden.

Bedroom One

11' 11" x 8' 0" (3.64m x 2.45m)

Window to the front.

Bedroom Two

10' 11" x 8' 1" (3.32m x 2.46m)

Window to the rear overlooking the rear garden.

Bedroom Three

7' 5" x 6' 8" (2.26m x 2.03m)

Window to the front and built in storage cupboard.

Bathroom

Three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail and window to the rear.

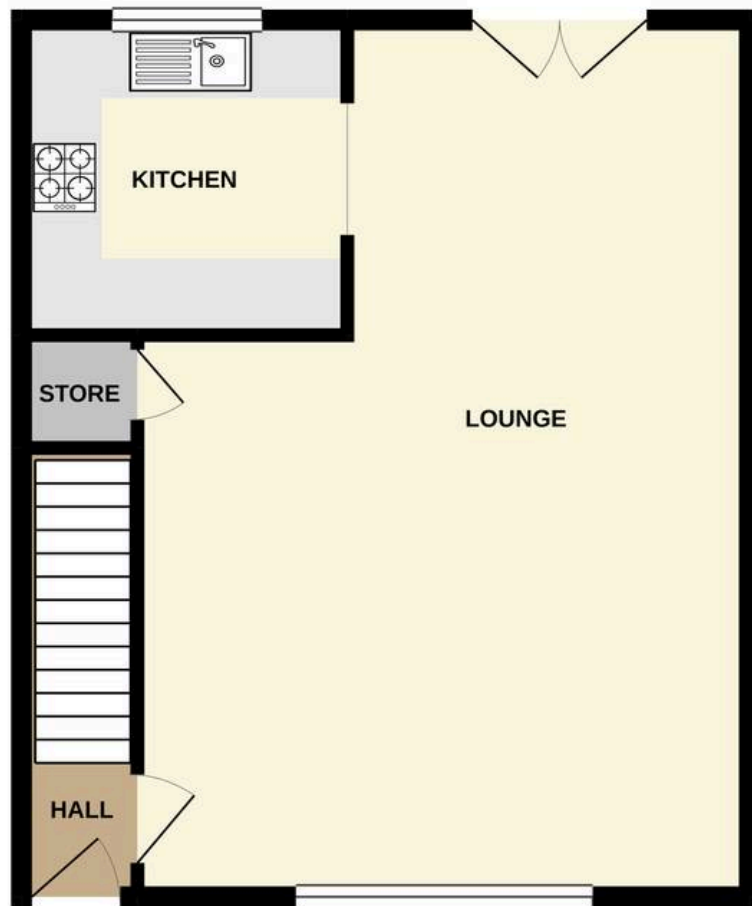
Rear Garden Enclosed rear garden mainly lawn with gate to side leading to driveway.



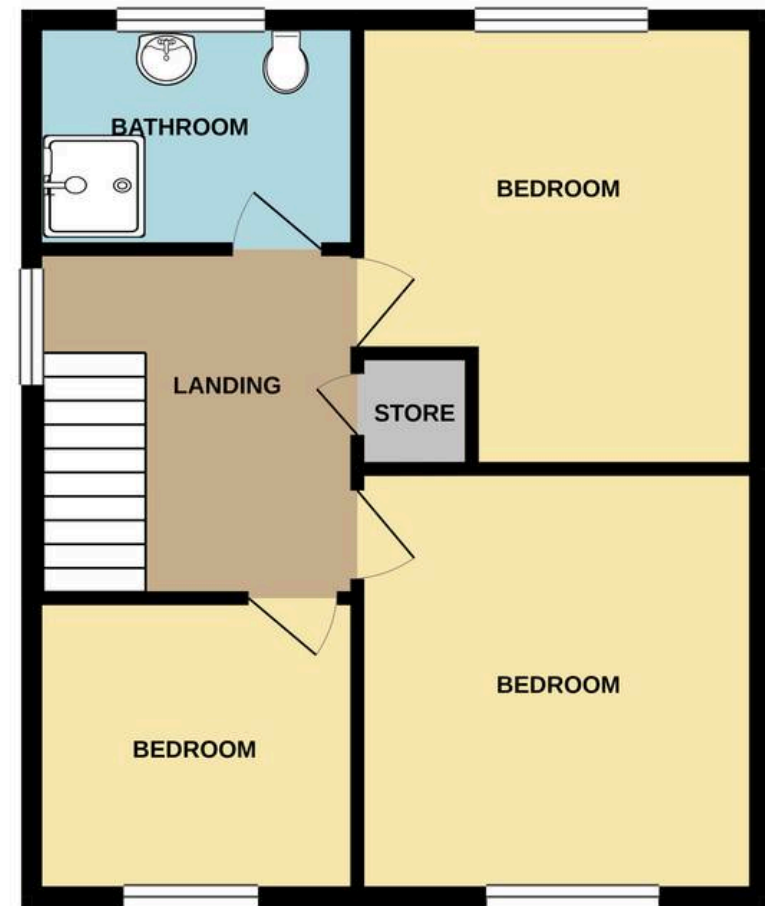




GROUND FLOOR



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.
Made with Metropix ©2020



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