



VICTORIA ESTATES
&
PROPERTY MANAGEMENT

25 Higgins Lane, Burscough
£235,000

Situated on the popular Higgins Lane, this modern mid terrace home, built in 2019, offers stylish and well presented accommodation throughout, making it an ideal purchase for first-time buyers or small families alike.

The ground floor comprises an entrance hall, convenient WC, a comfortable lounge, and a contemporary open plan kitchen and dining area, perfect for modern living and entertaining. To the first floor, the landing leads to three bedrooms, with the principal bedroom benefiting from its own en-suite, along with a modern family bathroom.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor relaxation, together with a private driveway to the front providing off road parking.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a modern, move in ready home in a sought-after residential location.

Council Tax band: C

Tenure: Freehold

- Mid Terrace House
- Three Bedrooms
- Bathroom, En-Suite & WC
- Enclosed Rear Garden
- Modern Throughout - Built 2019
- Private Driveway
- Attention First Time Buyers
- NO CHAIN



Entrance Hall

Front door into hallway with door leading to lounge and WC.

WC

Two piece suite comprising of pedestal wash hand basin and low level WC. Tiled flooring.

Lounge

Window to front, stairs to 1st floor with understairs storage and door into kitchen dining.

Kitchen Dining

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit, built in gas hob with extractor hood over and built in double oven. Plumbed in for washing machine and integrated fridge freezer. Open dining area and French doors to rear garden. Tiled flooring and window to rear.

Landing

Doors to three bedrooms, bathroom and storage cupboard. Loft access.

Bedroom One

Window to rear, door into En-suite and built in double wardrobes.

En-Suite

Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Heated towel rail, tiled flooring and window to rear.

Bedroom Two

Window to front and fitted wardrobe and dresser.



Bedroom Three

Window to front.

Bathroom

Three piece suite comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Partly tiled walls and flooring. Heated towel rail.

Front Garden

Private driveway to the front.

Rear Garden

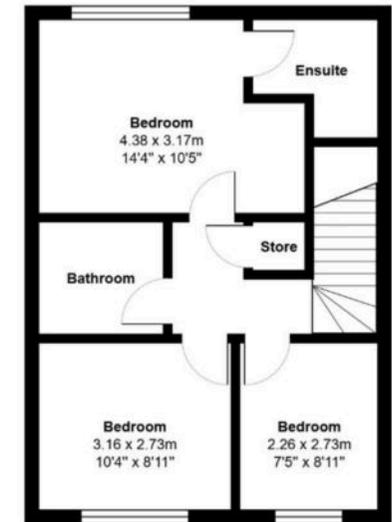
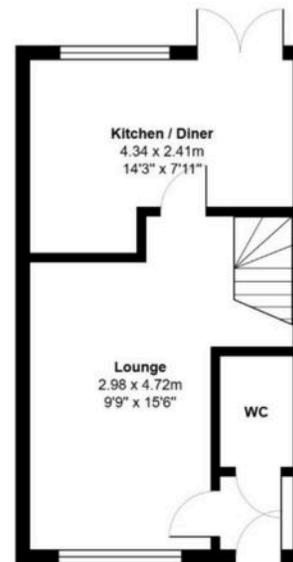
Enclosed rear garden with patio, lawn and raised decked area. Wooden shed and gate to side leading to front.

Please note the garden has been edited to remove cat fence attached to the top of wooden fence, this will be removed ready for new buyer

DRIVEWAY

2 Parking Spaces





Total Area: 79.9 m² ... 860 ft²

All measurements are approximate and for display purposes only



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