



11 Rimmer Green, Scarisbrick

In Excess of £225,000

Situated on the cul de sac of Rimmer Green and offered to the market with no onward chain, this well presented mid-terrace property is ideal for first time buyers, families, or buy to let investors. The accommodation comprises an entrance hall, cosy lounge featuring a log burner, and a spacious open plan kitchen and living area with dining space, perfect for modern day living. A utility room and ground floor WC complete the downstairs layout. To the first floor are three good sized bedrooms, along with a modern family bathroom and a separate WC for added convenience. Externally, the property benefits from a private driveway to the front and an enclosed rear garden, ideal for outdoor entertaining or family use. A fantastic opportunity in a sought after residential location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid Terrace House
- Open Plan Kitchen Living
- Three Bedrooms
- Utility Room & Downstairs WC
- Cul De Sac Location
- Private Driveway
- Enclosed Rear Garden
- No Chain



Entrance Hall

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

Lounge

14' 2" x 12' 7" (4.33m x 3.84m)

Window to rear and feature fireplace with log burner.

Kitchen Dining

29' 7" x 9' 5" (9.01m x 2.87m)

A good range of eye and low level units incorporating a stainless steel sink and drainer, plumbed in for dishwasher. Open plan into dining area and additional living area. Tiled flooring, window to front, side and doors leading to utility, storage and rear garden.

Utility Room

12' 2" x 9' 1" (3.71m x 2.76m)

Built in worktop unit, plumbed for washing machine and door into WC. Window to side and rear. Tiled flooring.

WC

Two piece suite comprising wash hand basin and low level WC. Tiled flooring and window to side.

Landing

Doors leading to three bedrooms, bathroom and WC. Window to side.

Bedroom One

13' 9" x 9' 11" (4.20m x 3.03m)

Window to rear and built in wardrobe with mirrored sliding doors. Loft access.



Bedroom Two

13' 2" x 9' 11" (4.01m x 3.01m)

Window to rear and built in wardrobe/storage.

Bedroom Three

10' 11" x 9' 1" (3.34m x 2.76m)

Window to front and built in storage.

Front Garden

Block paved private driveway to the front with spaces for 2-3 cars.

Rear Garden

Enclosed rear garden with patio area and lawn, two wooden sheds. Gate to side leading to front driveway. Not overlooked.







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