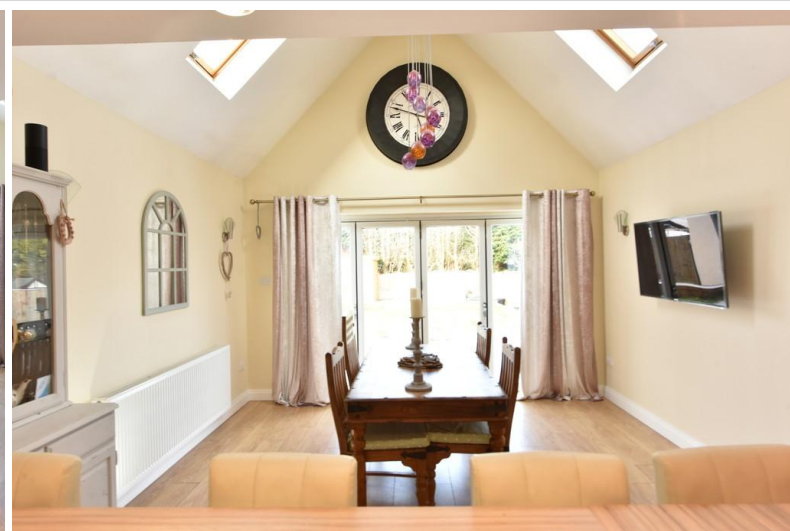




Ian Anthony
The Estate Agents

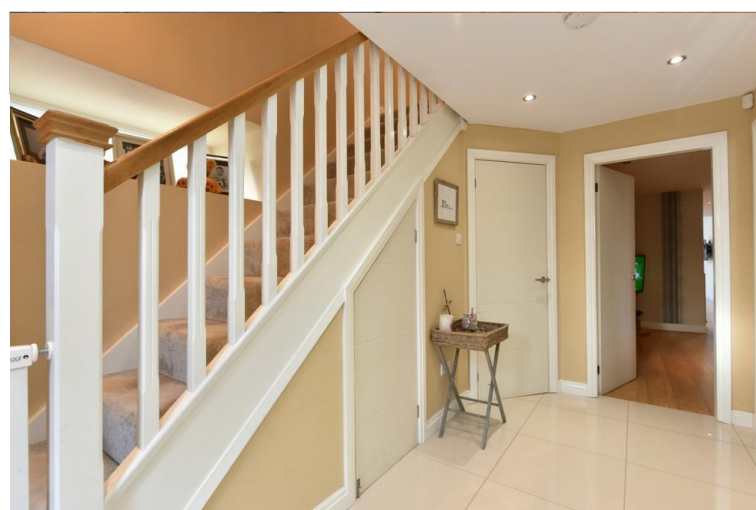
13 Liverpool Road South Asking Price Of £244,950
Burscough, Lancashire, L40 7SU

- STUNNING SEMI DETACHED PROPERTY
- SITTING ROOM, SHOWER ROOM
- OPEN PLAN FAMILY ROOM, KITCHEN/DINING ROOM
- UTILITY ROOM
- THREE BEDROOMS, DRESSING ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- NO UPWARD CHAIN - POPULAR RESIDENTIAL LOCATION



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Property Description

SUMMARY

Deceptively spacious extended family home offering excellent flexible accommodation providing great living space perfect for entertaining. Accommodation comprises a spacious hallway, sitting room, shower room, utility room, stunning open plan family room and kitchen/dining room. To the first floor there are three bedrooms, a dressing room and family bathroom. Outside there are gardens front and rear. The present owners have carefully renovated the property to a high standard and must be viewed to be appreciated.

FRONT DOOR & ENTRANCE HALL

Composite door to front aspect, spindle staircase to first floor, under stairs storage cupboard, porcelain tiled floor, spotlights, door to shower room.

SHOWER ROOM

Window to side aspect, large tiled shower cubicle, WC, washbasin in vanity unit, chrome ladder radiator, tiled walls, spotlights.



SITTING ROOM

14' 2" into bay x 11' 2" (4.32m x 3.4m) Bay window to front aspect, TV point, laminate floor.

OPEN PLAN FAMILY ROOM

15' 6" x 14' 1" (4.72m x 4.29m) Open to kitchen/dining room, decorative fireplace, TV point, laminate floor, spotlights.

KITCHEN/FAMILY ROOM

25' 5" x 18' 5" narrowing to 12' 11" (7.75m x 5.61m) Windows to rear and side aspect, modern fitted high gloss kitchen with a range of base and wall units, integrated induction hob, two single electric ovens, microwave oven, integrated fridge freezer and dishwasher, circular sink unit, dining area, TV point, wall light points, laminate floor, spotlights, velux windows, door to utility room, bi-folding doors to rear aspect.



UTILITY ROOM

Window to side aspect, plumbing for washing machine, space for dryer, part tiled walls, porcelain tiled floor, door to side aspect.

STAIRS & LANDING

Windows to side aspect, storage cupboard, door to dressing room, spotlights.

BEDROOM ONE

12' 11" x 12' 7" (3.94m x 3.84m) Two velux windows, feature circular window, wall light points, sloping ceiling, TV point.



DRESSING ROOM

11' 9" max x 9' 3" max (3.58m x 2.82m) Walk-in dressing room with a range of storage units, sloping ceiling, spotlights.

BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m) Window to front aspect, spotlights.

BEDROOM THREE

8' 1" x 7' 4" (2.46m x 2.24m) Window to front aspect, spotlights.



BATHROOM

Velux window, white modern suite comprising a bath with shower over, WC, washbasin set on a vanity unit, tiled walls, chrome ladder radiator, spotlights.

OUTSIDE

FRONT GARDEN

Gravel driveway providing ample space for off road parking, gate to side aspect.



REAR GARDEN

Good sized rear garden with paved patio area, paved to side aspect, lawn, raised decked area, shrub borders, timber shed.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

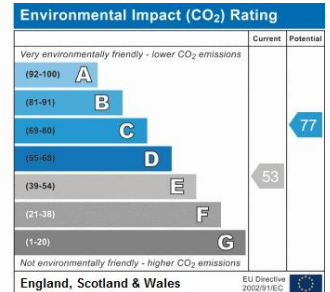
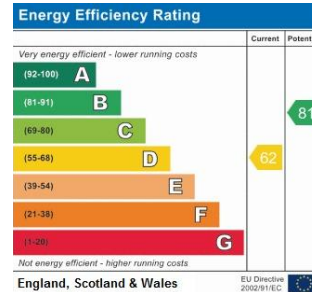
West Lancashire Borough Council, Council Tax - Band B

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.