







82 Liverpool Road South, Burscough, Lancashire L40 7TA

A Fully Refurbished & Modernised 3 Bedroom Extended Cottage With Generous Well Maintained Private Gardens.

Situated within easy of access of Burscough village centre and all of its associated amenities and transport links, the property has been fully refurbished and modernised to a high standard throughout. The modernisation programme includes Kitchen, bathrooms, full plastering, central heating system, floor coverings etc. and is a credit to its current owner.

The accommodation briefly comprises; Entrance hallway, lounge, dining room, fitted kitchen, utility room and bathroom to the ground floor. To the first floor are three double bedrooms two of which have en-suite shower rooms. The exterior comprises mature and surprisingly spacious private garden areas with off road parking for numerous vehicles provided by a driveway and garage.

The property further benefits from the addition of central heating with combination boiler and double glazing. Early viewing is essential to appreciate the character of this property along with the size and flexibility of the accommodation on offer.

Burscough village is served by two rail stations providing links into Preston, Liverpool, Southport & Manchester and has a variety of amenities including; bus routes, shops, supermarkets, schools, restaurants & pubs to name but a few.

DIRECTIONS

ACCOMMODATION

GROUND FLOOR

HALLWAY

LOUNGE

13'2" x 12'4" (4.02 x 3.78)

With a feature brick built fire place providing the focal point with solid fuel stove, timber flooring, double glazed window and doors, coved ceiling, ceiling light point, wall lights, TV point, and radiator panel.

DINING ROOM

13'6" x 13'2" (4.12 x 4.02)

Feature brick built fire place with solid fuel stove, timber flooring, double glazed windows to the front & rear, coved ceiling, ceiling light point and radiator panel.

MODERN FITTED KITCHEN

3.87 x 2.33 (0.91m.26.52m x 0.61m.10.06m)

Recently fitted and modern range of wall and base units together with contrasting work surfaces and splash backs. Stainless steel sink and drainer unit, Gas hob, electric oven and extractor chimney, plumbed for dishwasher, laminate flooring, double glazed windows.

UTILITY ROOM

8'5" x 7'7" (2.58 x 2.33)

Double glazed windows and door, gas combination boiler, plumbed for washing machine and dryer.

FAMILY BATHROOM SUITE

8'1" x 4'11" (2.47 x 1.51)

Modern white three piece bathroom suite comprising; recently fitted panelled bath, low level WC & Wash hand basin. Part tiled elevations radiator and ceiling light point.

FIRST FLOOR

STAIRS AND LANDING

Landing area provides access to all first floor accommodation

MASTER BEDROOM

13'10" x 13'10" (4.24 x 4.23)

Double glazed window to the front elevation, radiator panel and ceiling light point

BEDROOM 2

13'10" x 10'2" (4.24 x 3.12)

Double glazed window to the front elevation, radiator panel and ceiling light point

EN-SUITE

6'7" x 4'5" (2.01 x 1.37)

A three piece modern shower suite comprising; shower cubicle with overhead shower, low level WC & wash hand basin. Part tiled elevations & ceiling light point.

BEDROOM 3

13'4" x 12'9" (4.08 x 3.89)

Double glazed window to the rear elevation, radiator panel and ceiling light point

EN-SUITE

5'1" x 4'5" (1.57 x 1.35)

2nd En-Suite bedroom comprising; shower cubicle with overhead shower, low level WC & wash hand basin. Part tiled elevations & ceiling light point.

EXTERIOR

Gardens to two elevations providing mature and well kept ample private gardens which are mainly laid to lawn with flower & tree borders, large patio/seating areas, storage area, large timber built shed. Parking is provided by a driveway for several vehicles & single garage beyond.

COUNCIL TAX INFORMATION

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contain of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been checked 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 