

HOME  TRUTHS



Elm Road, Burscough

L40 7RJ



Beautiful and tastefully refurbished three bedroom modern mid terrace property offering over 850 square feet of accommodation in a popular residential area. Available with no upward chain. The driveway can accommodate two vehicles and leads to the gate access to the rear of the property and to the main entrance. Step into the hallway and from there to the living room with feature wall with built in storage. A glazed door leads to the heart of the home with plenty of space for both dining and comfortable furniture and patio doors overlooking the garden. The elegant kitchen comprises a range of wall and base units with ceramic sink, breakfast bar, induction hob, electric oven and grill, refrigerator, freezer and space, power & plumbing for additional appliances. Step out into the spacious garden with outhouses for storage, sun terraces and lawn bordered by mature hedging. One of the outhouses has power and plumbing so would make an excellent utility room. Back inside, stairs lead to the first floor landing. Bedrooms one and two are both doubles with bedroom three a single which would also make an excellent home office. The inviting bathroom comprises bath with screen and rainfall shower over, wc, wash hand basin on vanity and ladder heated towel rail. With plenty of natural light flowing through the property this is the perfect place to call home.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully refurbished property
- Three bedrooms
- Gorgeous family room
- Virtual tour
- Off road parking
- No upward chain



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Coppull Branch

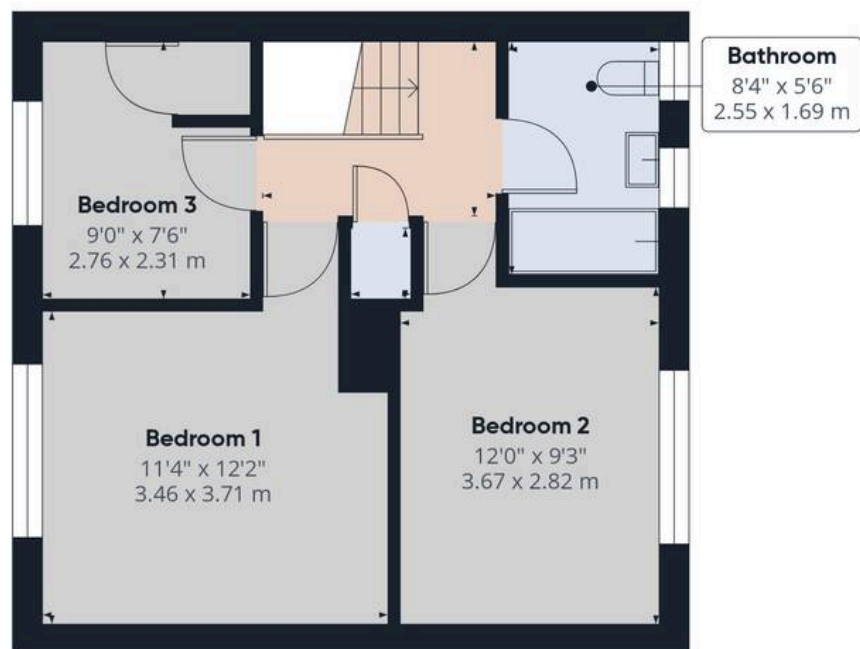
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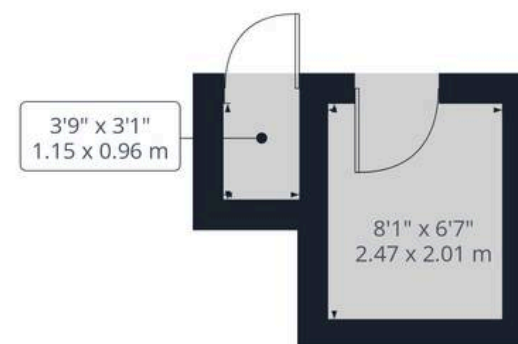




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

873 ft²

81.2 m²

Reduced headroom

11 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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