

VICTORIA ESTATES & PROPERTY MANAGEMENT

84 Chancel Way, Burscough

Ormskirk

Offers in Region of **£425,000**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Deatched House
- 4 Bedrooms
- Bathroom. En Suite and WC
- Private Driveway
- Landscaped Rear Garden
- Garage



Hallway
Front door to Hallway with doors to Lounge and Dining Kitchen, Stairs to 1st floor

Lounge
17' 4" x 11' 0" (5.29m x 3.36m)
Window to the front, fireplace

Dining Kitchen
15' 4" x 13' 9" (4.68m x 4.18m)
An excellent range of eye and low level units incorporating sink drainer unit. Built in gas hob with extractor over and electric double oven. Integrated dishwasher. Integrated washing machine. LVT Flooring, French doors to the rear garden. door to Utility Room

Utility Room
Window to the rear, space for washing machine and dryer. Storage cupboard, worktops and wall units, door to WC

Cloaks
WC and wash basin, window to the rear and panelled walls

Landing
Doors to 4 Bedrooms and Bathroom. Cupboard with water tank, loft access- not boarded. Window to the rear

Bedroom One
13' 6" x 9' 1" (4.12m x 2.77m)
Window to the front, fitted/built in storage and wardrobes, door to En Suite

En Suite
5' 5" x 4' 11" (1.65m x 1.49m)
Double shower cubicle with ,mixer shower, WC and vanity basin, window to the side

Bedroom Two
10' 6" x 9' 8" (3.21m x 2.95m)
Window to the rear

Bedroom Three
10' 4" x 10' 0" (3.15m x 3.05m)
Window to the front







REAR GARDEN

Enclosed rear garden has been landscaped with 2 patio areas, astro turf, mood lighting, 2 electric sockets, outside tap, shed

DRIVEWAY

2 Parking Spaces

Private driveway to the front

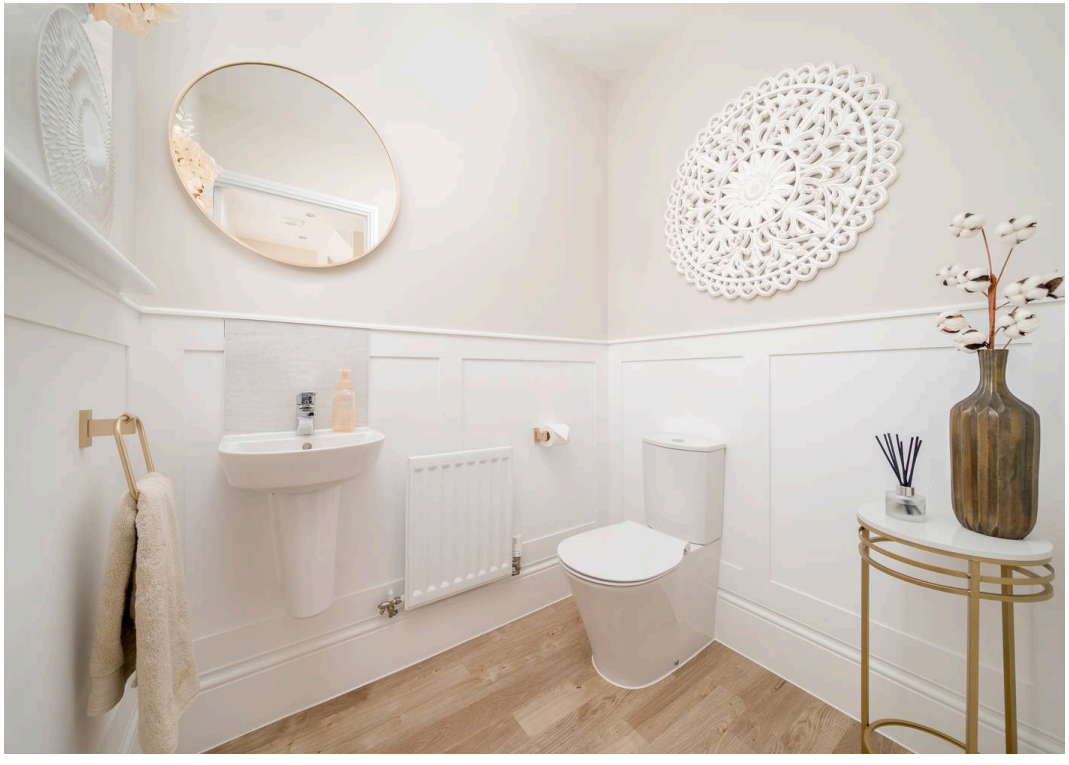




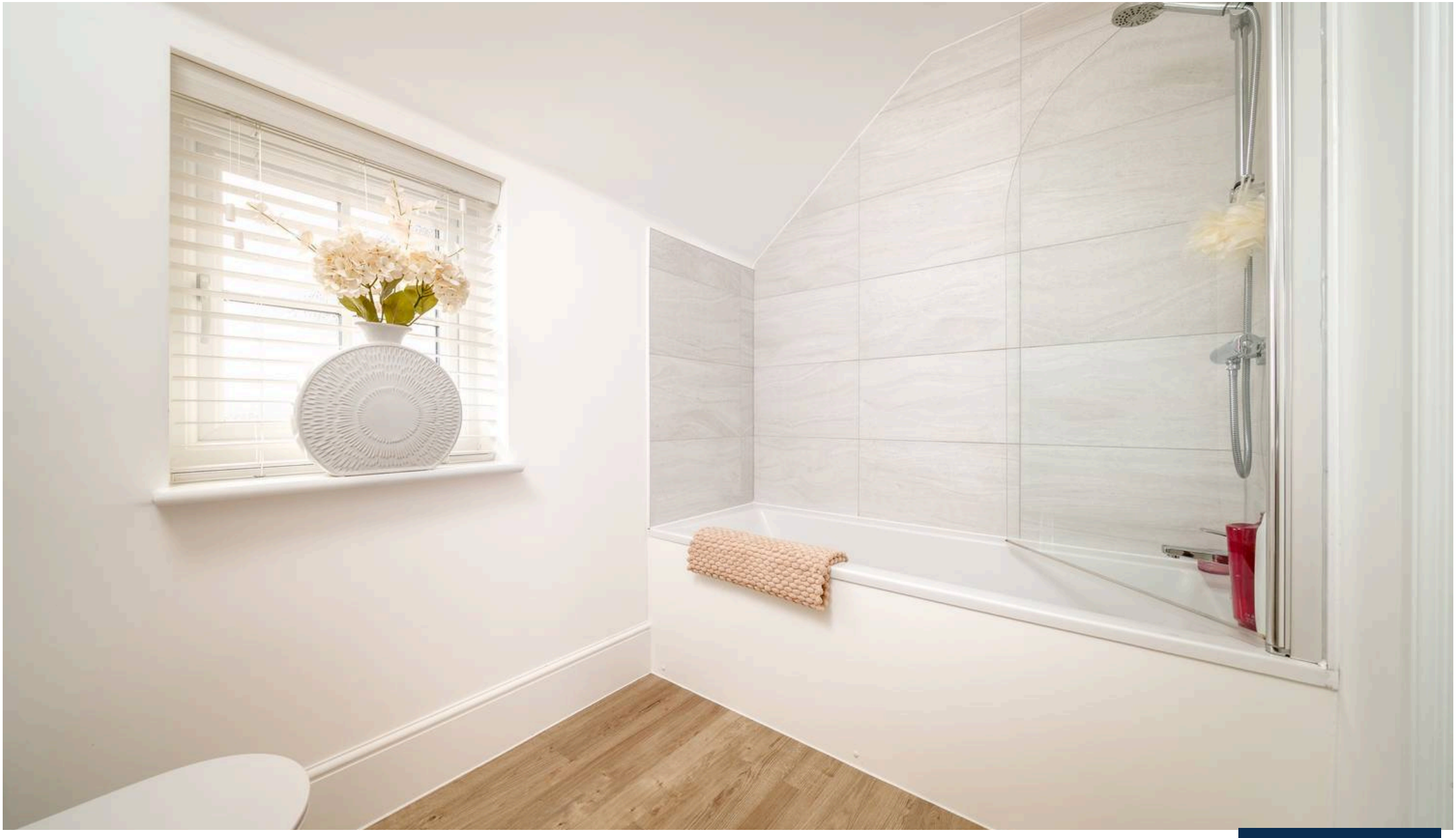












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