

VICTORIA ESTATES & PROPERTY MANAGEMENT

44 Crabtree Lane, Burscough

Ormskirk

Offers in Region of **£225,000**

Presenting this two bedroom semi detached house available February. Located near the canal this semi rural property is ideal place to let. The property comprises lounge, kitchen and bathroom on the ground floor with two double bedrooms on the 1st. The property benefits from enclosed rear garden. Victoria Estates asks you to contact the office before viewing internally or externally. If the landlord is willing to accept pets than the monthly rent will be an additional £50pcm.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi Detached House
- Two Double Bedrooms
- Downstairs Bathroom
- Multi Fuel Stove
- Walking Distance To Canal
- Enclosed Rear Garden
- Outbuilding
- No Chain



Lounge
13' 3" x 11' 7" (4.05m x 3.52m)
Front door into lounge and window to front. Solid fuel wood burner and built in storage cupboard.

Kitchen
13' 3" x 9' 10" (4.04m x 3.00m)
A good range of eye and low level units incorporating sink and drainer unit. Built in electric hob with extractor hood built over and built in electric oven. Partly tiled walls and laminate flooring. Plumbed for washing machine and space for fridge freezer. Under stair storage and stairs leading to 1st floor. Window to side and rear. Doors to bathroom and garden.

Bathroom
6' 2" x 7' 6" (1.88m x 2.28m)
Three piece suite comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin and low level WC. Heated towel rail, tiled flooring and window to rear.

Landing
Doors leading to both bedrooms and window to side.

Bedroom One
12' 11" x 13' 3" (3.94m x 4.04m)
Window to front, fireplace and electric heater.

Bedroom Two
10' 0" x 10' 0" (3.04m x 3.04m)
Window to rear and storage cupboard.







REAR GARDEN

Enclosed rear garden with outbuilding with electrics.

FRONT GARDEN

Enclosed small front lawn.

















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