



Maria B Evans Estate Agents Limited

51 Rivington Drive Burscough L40 7RN

Offers in the region of £345,000



- Extended semi-detached family home
- Set on a sought-after development
- Spacious accommodation throughout
- Comfortably spacious lounge with study area
- Extended kitchen with further dining space
- uPVC Conservatory extension to rear
- Five bedrooms to the first floor
- Bathroom fitted with a four-piece suite
- Driveway parking for at least three vehicles
- Integral single garage to side
- Mature west facing garden to the rear
- The property benefits from solar panels
- Short distance to local village amenities
- Easy access to commuter transport links

A uPVC door with glazed inlays opens into a storm porch which has uPVC windows to either side, timber flooring, a single central light fitting and provides an added layer of convenience and insulation to the main hallway. Entering into the main property, via a matching uPVC door with glazed inlays and dual opaque glazed windows to either side, the inner hallway has wooden laminate flooring, a central pendant light, a large radiator and houses the electricity meter and RCD board. There is also an alarm panel and the staircase rises to the first floor with its white wooden balustrades and oak handrail.



Off the entrance hall, a door leads to the comfortably spacious living room with large uPVC double glazed picture window to the front, wood laminate flooring, a gas coal fireplace with provision for a television point above, and is lit by two pendant lights.



uPVC patio doors open into a conservatory extension to the rear which offers an additional seating area and gives access via a further double glazed uPVC single door onto a composite deck within the rear garden.



Also off the main hallway is the extended kitchen-dining space which is fitted with a good range of cream-coloured Shaker-style cabinets with a wood effect worktop and a breakfast bar. The worktops have an inset one and a half size stainless steel sink unit with side drainer situated below a uPVC double glazed window overlooking the rear garden. There is an integral fridge, dishwasher and the washing machine, space for a large range gas cooker, and ample storage throughout. The kitchen also houses the Baxi gas combination boiler.



The extension to the side and rear of the property allows for a further seating or dining area with patio doors opening onto a composite deck area in the rear garden.

To the first floor, there are five bedrooms and a bathroom. The landing provides access to the boarded and insulated loft via a drop-down ladder and there is storage as well as the control units for the solar panels which have been added to the property and offer a feedback tariff to the owner, currently circa £1500 per annum in income.



The master bedroom is situated to the front of the property and has a range of fitted wardrobes, wood laminate flooring and recessed downlights.



Bedroom two faces the rear of the property, overlooks the garden and again has fitted wardrobes, laminate flooring and a bar light.



Bedrooms three and four are situated in the side extension, are of equal size with one facing the front and one facing the rear, and both have fitted wardrobes and pendant lights.



Bedroom five is a single bedroom situated centrally within the property, with a window facing towards the front driveway, and having a pendant light.



The good size, fully tiled bathroom is situated to the rear of the property and is fitted with a modern four-piece white suite comprising corner bath, quadrant shower cubicle with electric shower point, pedestal wash basin and WC. An opaque uPVC window faces the rear, there are recessed downlights to the panelled ceiling and the wood laminate flooring offers a practical finish.

The block paved driveway to the front of the property offers parking for at least three vehicles and leads to the integral single garage with barn-style doors which offers fantastic storage, or could be converted into additional living space if so desired. A personal timber door to the rear of the garage allows you access from front to rear of the property.

The west-facing rear garden has mature trees and foliage to the rear and side, a good sized composite decked area directly off the kitchen which wraps around to the conservatory, and an easy maintenance central lawn. The property abuts gardens to the rear and therefore offers good privacy.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold/ Leasehold

The Local Authority is West Lancashire Borough Council

The EPC rating is B

The Council Tax Band is C

The property is served by mains drainage

Please note:

Room measurements given in these details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.