

Ian Anthony The Estate Agents

Warpers Moss Lane, Burscough L40 4AH

£395,000















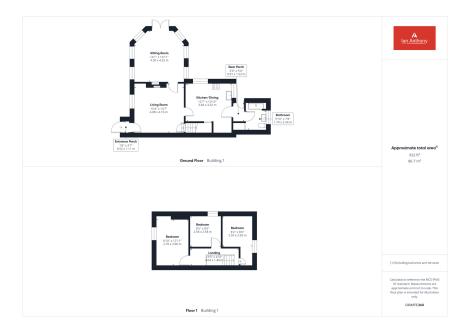
- Semi-rural location with open Cosy lounge views.
- Versatile second reception
- Spacious kitchen
- Ground-floor shower room
- Three well-proportioned bedrooms
- Large rear garden with hot tub cabin & workshop
- Driveway parking and detached garage











Charming 3-bed semi-detached cottage in a peaceful semi-rural spot in Burscough, offering stunning open countryside views. Full of character, with a cosy lounge featuring a dual-aspect wood burner, versatile second reception room, spacious kitchen with dining space, and ground-floor shower room. Three well-proportioned bedrooms upstairs. The large rear garden is a true highlight, with a hot tub cabin, workshop, and open field views. Driveway, detached garage, and easy access to local schools, shops, and amenities.

Energy Efficiency Rating	l Ourse	Determ"
	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80)		
(55-68)		
(39-54)		
(21-38)	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	* *

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