

**Higgins Lane,  
Burscough**

  
**SMART MOVE**



Asking Price **£239,950**



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Ideally suited to first time buyers, or those simply seeking a low maintenance modern home, then look no further than this modern two bedroom end terrace house. Built by Redrow in 2019 and with the remainder of the builders NHBC guarantee still in place, this amazing home is now ready for a new owner to move in and as it enjoys an enviable location next to an open green space, not only is the property itself well worth your time to go see first-hand, but the location is also one which must be appreciated in person.

The internal layout of the property in brief includes: entrance hall, two piece ground floor WC, lounge with media wall and inset lighting, open plan modern fitted kitchen diner with double doors opening out to the rear garden, first floor landing with loft access point, bedroom one is to the front of the property and has a three piece en suite bathroom off, whilst bedroom two is to the rear and has a three piece en suite shower room off.

This well presented modern home enjoys an fantastic location adjacent to a open green space and as such is not directly overlooked to the side or rear. As the property is an end terrace, it also benefits from a wider plot and has an extra side garden area, as well as a wider rear garden. To the front there is a mature lawned garden with planted shrubbery border, as well as off road parking on the driveway, which leads from the front and down the right-hand side of the property. The main garden is located to the rear and is enclosed by a fenced and curved wall perimeter, which has gated access to the side. The rear garden boasts a paved patio area, established lawn, raised timber decked sun terrace, feature koi carp pond, timber garden shed and planted flower beds. The rear garden also faces a sunny southerly direction.

About the Local Area: Burscough is a large village and civil parish within West Lancashire in North West England, to the north of Ormskirk and Skelmersdale. The parish also includes the hamlet of Tarlscough and the Martin Mere Wetland Centre. Burscough offers a varied abundance of shops, schools and local amenities with both small independent shops as well as larger well know brands such as Booths, Tesco and Aldi all being within the village. Burscough Wharf is in the heart of the village overlooking the Leeds Liverpool Canal. Current businesses operating within the central square of Burscough Wharf consist of various independent arts, craft and hobby shops, food and drink outlets, including a traditional sweet shop, and health and beauty salons, making Burscough a vibrant and thriving village with everything you could need within just a short distance.





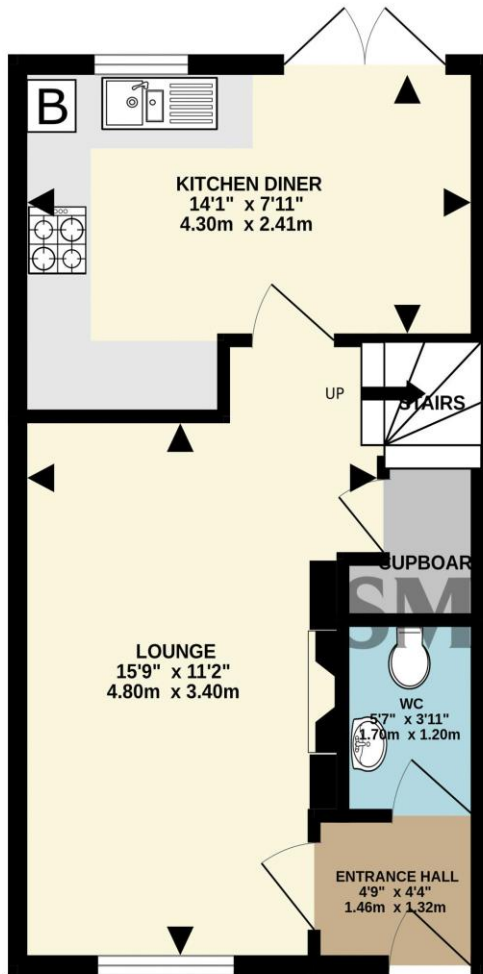
- \* Modern End Terrace House (Built c. 2019)
- \* Open Green Space to the Side & Rear
- \* Two Piece Ground Floor WC
- \* Bedroom Two with En Suite Shower Room
- \* UPVC Double Glazing & GCH (Combi Boiler)



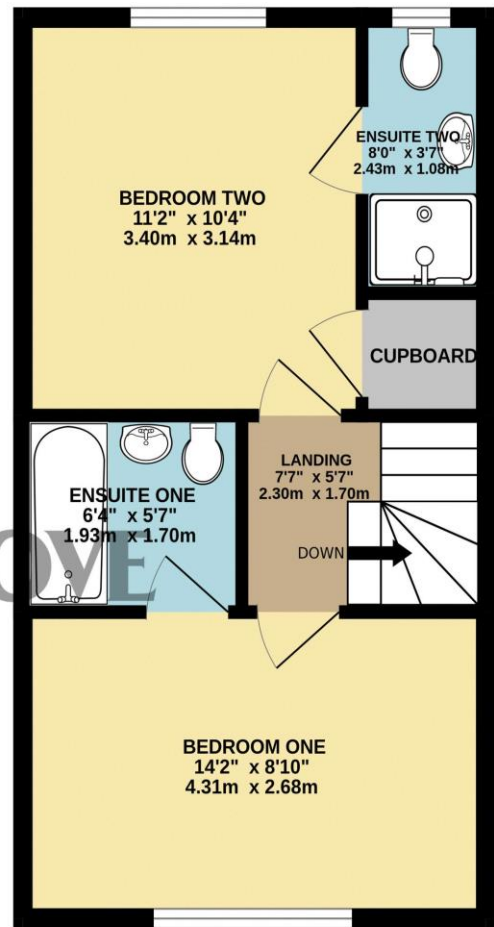
- \* Remainder of Redrow 10 Year NHBC Guarantee Remaining
- \* Lounge with Media Wall & Separate Kitchen Diner
- \* Bedroom One with En Suite Bathroom
- \* Driveway for 2 + Cars & Garden Areas to the Front, Side & Rear
- \* Freehold, Council Tax Band C & EPC Rating B



GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.