



BW
BRIGHOUSE
WOLFF

21 Canal Bank, New Lane, Burscough, Lancashire L40 0RR

£199,950





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An extremely rare opportunity to purchase this superb canal side cottage which is set in an idyllic semi-rural location with the benefit of having no further chain delay.

Fronting directly on to the Leeds/Liverpool Canal just off New lane, Burscough, the property enjoys a stunning canal/countryside location whilst being ideally situated close to a wide variety of local amenities, the property provides a spacious, light and flexible layout presenting a blank canvas for it's new owners!

This accommodation briefly comprises; Lounge and dining kitchen to the ground floor and cellar room to the lower ground floor. To the first floor are two bedrooms and bathroom suite (the main bedroom currently being open plan from the stair access) and family bathroom.

To the exterior of the property are well proportioned private gardens - overlooking the canal to the front - which provide excellent additional outdoor living space, whilst off road parking is provided by a tandem driveway to the far rear of the garden.

Further benefits include but are not limited to double glazing throughout & Stove fired back burner/electrical heating.

New lane is ideally situated within a short drive of Burscough village centre with its variety of shops, supermarkets, restaurants, bistro's and bars, whilst Edge Hill University & Southport/Ormskirk Hospitals are also conveniently situated. Excellent road links are provided by the A59 and M58 which both lie within easy access, whilst the village's two rail stations provide direct access into Liverpool, Manchester, Preston & beyond. The ever popular Martin Mere Wetland Centre is also situated close by, whilst the Farmers Arms pub and restaurant sits just along the tow path.

Please contact us today to arrange a convenient time to view this unique home and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

LOUNGE

13'6" x 12'7" (4.12 x 3.85)

Double glazed window to the front elevation, solid fuel stove fire set in feature brock fore place, stairs lead to the first floor, laminate flooring, ceiling lighting.

DINING KITCHEN

4.12 x 3.85

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling and tiled flooring. Stainless steel sink and drainer, electric hob and oven, plumbing for washing machine, ceiling lighting, double glazed window and door leading into the rear gardens.

LOWER GROUND FLOOR

CELLAR ROOM

4.12 x 3.85

The cellar room is accessed via an external door in the rear gardens and provides an excellent storage area. The cellar currently has very limited head room.

FIRST FLOOR

STAIRS & LANDING

Stairs provide access to all first floor accommodation.

BEDROOM 1

13'6" x 12'7" overall (4.12 x 3.85 overall)

Open plan from stairs.

Double glazed window to the front elevation provides excellent views over the canal and surrounding countryside.

BEDROOM 2

12'7" x 7'3" (3.85 x 2.22)

Double glazed window to the rear elevation provides excellent views over the surrounding countryside towards Martin Mere.

BATHROOM SUITE

6'7" x 6'2" (2.03 x 1.89)

Fitted with a three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, low level wc, wash basin, tiled elevations, ceiling lighting.

EXTERIOR

FRONT

A small wall enclosed area with gate access. Lawn area beyond.

The Canal owned towpath lies directly beyond the front gardens.

REAR

A terraced garden area to the rear of the property provides additional outdoor living space.

PARKING

The current owners have created a 'tandem' style off road parking area to the far rear of the property

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX BAND

West Lancs Council Website 2023/24

Band: B

Charge: £1689.67

MOBILE & BROADBAND

Ultrafast Broadband Available
Mobile voice and data - Likely

Ofcom Website

CONSTRUCTION

Rendered to the front & rear elevations with a pitched and tiled roof.

VIEWING BY APPOINTMENT



Important Information

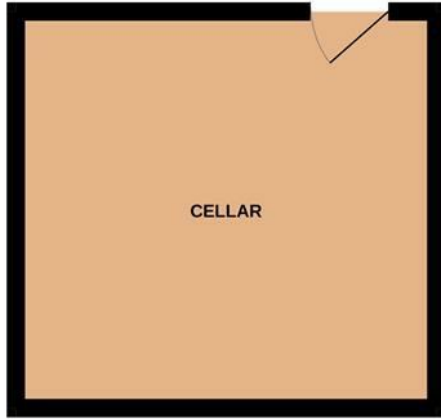
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

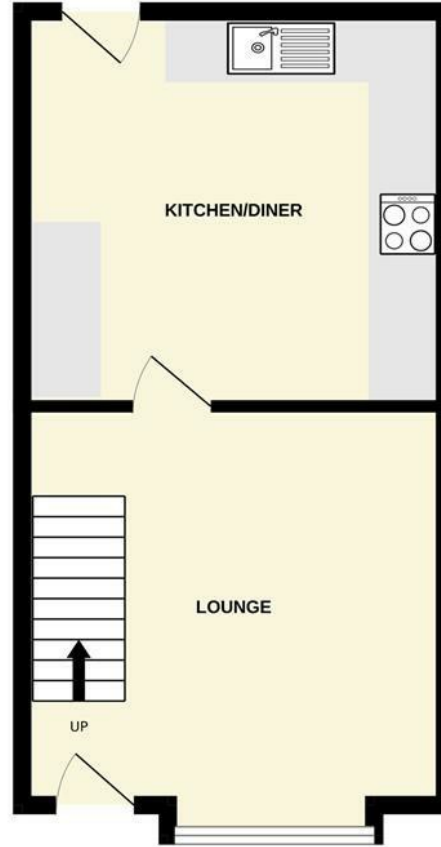
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

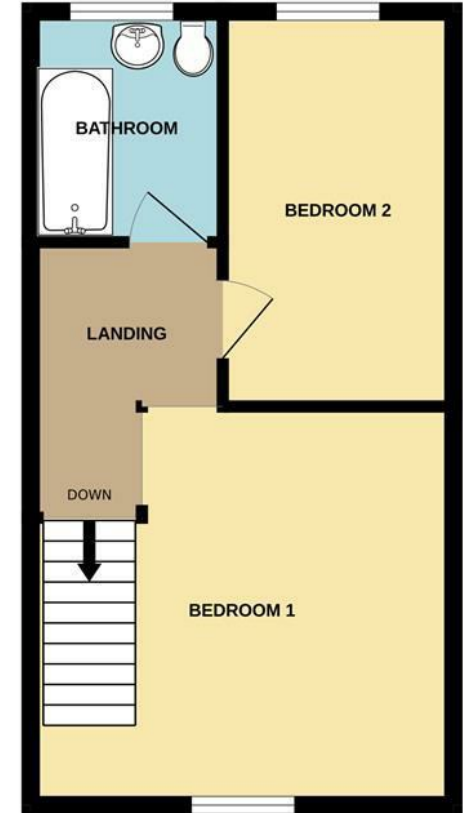
BASEMENT
171 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



