



BW
BRIGHOUSE
WOLFF

2. Killingbeck Close, Burscough, Lancashire L40 7UW

£395,000





2. Killingbeck Close, Burscough, Lancashire L40 7UW

A modern & immaculately presented four bedroom detached family home which is situated in a sought after quiet cul-de-sac location on an impressive corner plot with gardens to the front, side and rear elevations.

This superb family home is a credit to its current owners, is situated within a well renowned development and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops. The property is a brisk walk or short drive from both of the village's rails station which provide direct access into Liverpool & Manchester City Centre's, whilst access to the Motorway Network M58 is located at nearby Bickerstaffe. The village centre with a variety of supermarkets, shops, restaurants and bars is also situated within a short distance, as are Edge Hill University and Ormskirk Hospital which are both located locally.

The accommodation, briefly comprises, Porch, hallway, lounge, dining room, modern fitted kitchen with appliances, large P shaped conservatory and utility room to the ground floor To the first floor are 4 well proportioned bedrooms with en-suite shower room to the master & modern 3 piece family bathroom suite, whilst to the exterior are well maintained garden areas to the front, side and rear - The side and rear facing in sunny west and southerly directions - with parking provided by drive and attached garage.

Further benefits include but are not limited to gas central heating & double glazing throughout.

Contact us today to arrange a convenient time to view and avoid the disappointment of missing out!

ACCOMMODATION

GROUND FLOOR

PORCH

Upvc entrance door and windows.

HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

LOUNGE

16'7" plus bay x 11'3" (5.07 plus bay x 3.45)

A light and spacious room at the front of the property with double glazed bay window, living flame effect fire set in feature surround, ceiling lighting, coved ceiling, tv point, double french doors lead into the connected dining room.

DINING ROOM

11'9" x 10'11" (3.59 x 3.33)

Double glazed patio doors lead into the conservatory, coved ceiling, ceiling lighting, radiator panel, internal door access into the kitchen & lounge.

FITTED KITCHEN

10'11" x 10'10" (3.34 x 3.31)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, tiling and ceramic tiled flooring. ceiling lighting and recessed downlighting, 6 burner gas hob, integrated double oven, extractor chimney, double glazed window.

UTILITY ROOM

10'10" x 5'8" (3.31 x 1.75)

Plumbing for washing machine and dishwasher, wall units, tiled flooring, double glazed window and door leading into the gardens.

CONSERVATORY

20'9" x 12'8" max (6.34 x 3.87 max)

An extremely spacious P shaped conservatory situated along the rear of the main accommodation. Ceramic tiled flooring, Upvc double glazed windows and double doors leading into the gardens.

WC/CLOAKS

A modern two piece suite comprising; low level wc. with concealed cistern, vanity wash basin and units, heated towel rail, double glazed window and ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

12'2" x 10'11" (3.71 x 3.33)

Double glazed window to the front elevation, a range of modern fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

EN-SUITE SHOWER ROOM

Fitted with a modern three piece shower suite comprising; shower cubicle with overhead shower and screen, low level wc. with concealed cistern, vanity wash basin and units, heated towel rail, double glazed window and ceiling lighting.

BEDROOM 2

12'10" x 10'2" (3.92 x 3.10)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 3

10'11" x 9'10" (3.35 x 3.00)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 4

11'9" x 8'9" (3.60 x 2.67)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

FAMILY BATHROOM SUITE

Fitted with a modern three bathroom suite in white comprising; panelled bath with overhead shower and shower screen, low level wc, wash basin, stainless steel heated towel rail, tiled elevations, double glazed frosted window and recessed spotlighting.

DRIVE & GARAGE

The property is situated in a small cul-de-sac with off road driveway parking to the front. The driveway leads to an attached single garage with up and over door.

GARDENS

The property is situated on a generous corner plot with gardens to the front side and rear. The front & side gardens and mainly laid to lawn with ornamental flower, shrub and tree borders.

The rear gardens are wall and fence enclosed and provide excellent private outdoor living space. The are mainly laid to lawn with a flagged patio/seating area, timber pagoda, timber built garden shed/bar and flagged pathways to side of the house.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2272.35

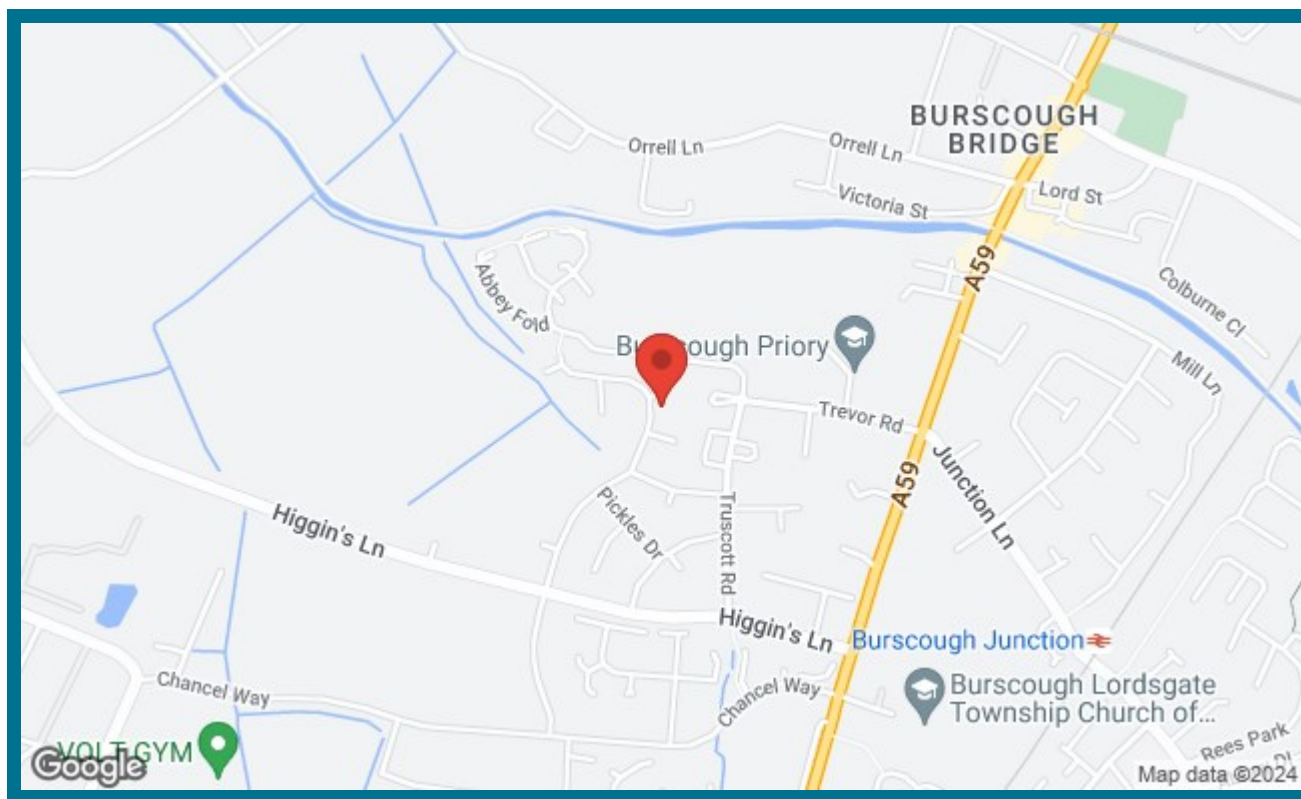
BROADBAND

Ultrafast Broadband is available - Ofcom Website.

CONSTRUCTION

Brick with a pitched 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.

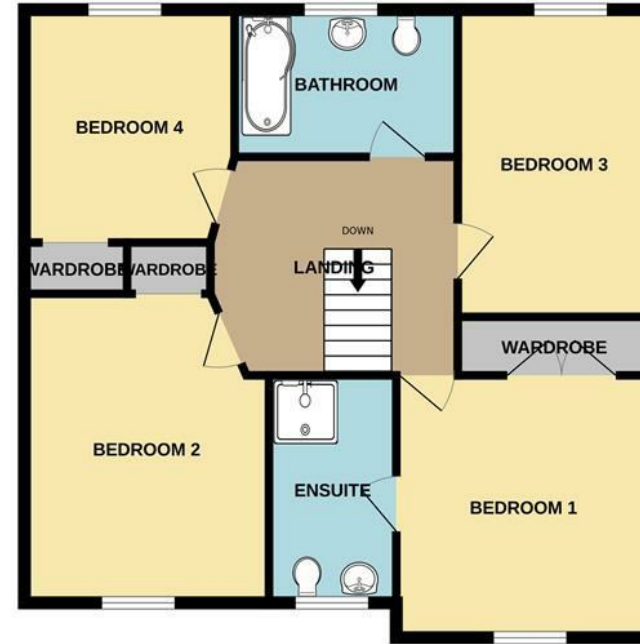
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

GROUND FLOOR
1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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	



