



BRIGHOUSE  
WOLFF

12 Chapel Lane, Burscough, Lancashire L40 7RA  
**Reduced To £475,000**





A modern & very well proportioned four bedroom detached family home which is situated in a much sought after location on an impressive plot with gardens to the front, side and rear elevations.

This superb family home extends to over 2,000sq. ft. internally and is therefore well proportioned internally. The home is situated in a well renowned Lane 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 railway stations 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; Entrance hallway, large lounge, dining room, study, family room, modern fitted dining kitchen with appliances, utility room, conservatory & wc/cloaks to the ground floor. To the first floor are 4 well proportioned bedrooms, with en-suite shower room to the master & 4 piece family bathroom suite, whilst to the exterior are well maintained garden areas to the front, side and rear - The rear facing in sunny south westerly direction - 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 this superb family home.

### ACCOMMODATION

#### GROUND FLOOR

#### HALLWAY

With principal entrance door, stairs leading to the first floor, ceiling lighting and access into all accommodation.

#### WC/CLOAKS

low level wc, wash basin, heated towel rail, ceiling light point.

#### LOUNGE

17'2" plus bay x 13'4" (5.25 plus bay x 4.08)

A large room situated to the front of the main dwelling with double glazed window to the front elevation, French doors leading into the dining room, radiator panel, tv point, wall & ceiling lighting

#### DINING ROOM

11'1" x 11'1" (3.40 x 3.38)

Double glazed window to the rear, double French doors lead into the lounge, radiator panel & ceiling lighting.

#### FAMILY ROOM

12'9" x 9'4" (3.91 x 2.85)

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

#### STUDY

8'9" x 7'2" (2.69 x 2.19)

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

#### DINING KITCHEN

19'2" x 10'7" (5.85 x 3.23)

A light and spacious dining kitchen area, which is fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integrated hob, oven and extractor hood, stainless steel sink and drainer unit, double glazed windows and rear patio doors, access into conservatory & utility rooms.



UTILITY ROOM

10'2" x 6'7" (3.10 x 2.02)

Fitted with a range of wall and base units together with contrasting work surfaces and tiled flooring, access into garage, ceiling lighting.

CONSERVATORY

11'5" x 9'4" (3.50 x 2.87)

Upvc double glazed windows and double doors leading into the rear gardens.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation. Large storage/linen cupboard.

BEDROOM 1

16'4",311'8" x 11'10" max (5,95 x 3.62 max)

A very impressively sized main bedroom with double glazed windows to the front elevation, radiator panel & ceiling lighting.

EN-SUITE SHOWER ROOM

Fitted with a modern white three piece shower suite comprising; corner shower cubicle with overhead shower and shower screens, low level wc and wash basin. Partially tiled walls, extractor fan, double glazed frosted window, ceiling lighting.

BEDROOM 2

12'8" x 10'0" (3.88 x 3.06)

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

BEDROOM 3

11'10" x 9'6" (3.62 x 2.91)

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

BEDROOM 4

10'1" x 9'6" (3.08 x 2.91)

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

FAMILY BATHROOM SUITE

Fitted with a white four piece shower suite comprising; panelled bath, shower cubicle with overhead shower and shower screens, low level wc and wash basin. Partially tiled walls, linen cupboard, double glazed frosted window, recessed spot lighting.

EXTERIOR

DRIVE & GARAGE

Access to a substantial block paved driveway is provided by a sliding privacy gate from the road. The driveway provides off road parking for several vehicles and then leads to a larger than anticipated garage with up and over door, power & light.

GARDENS

The property is surrounded by a brick built wall to the front & side and fencing and hedges to the rear. The rear gardens provide excellent outdoor living space and face in a very sunny westerly direction. The gardens are mainly laid to lawn with patio and pathways and flower shrub and tree borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2,777.32

CONSTRUCTION

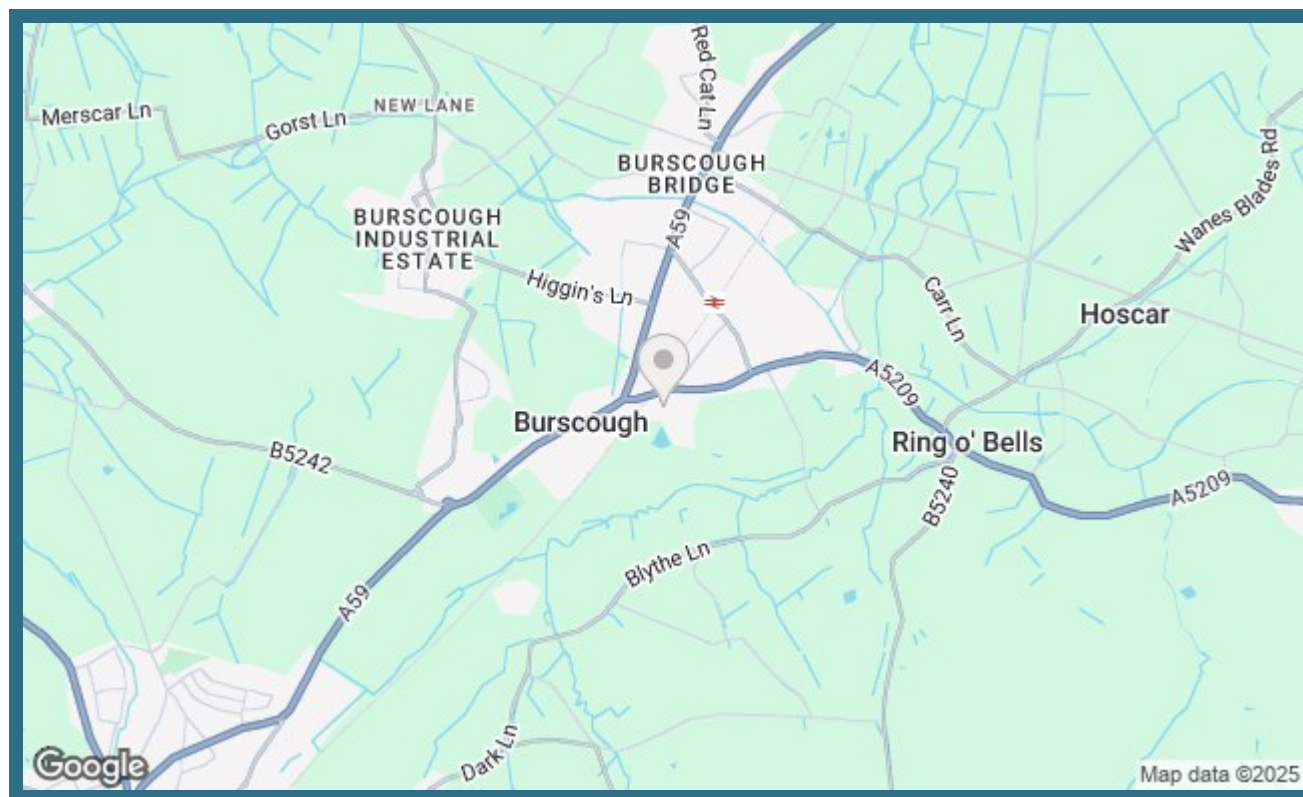
Traditional - brick with a pitched roof.

BROADBAND & MOBILE

Ultrafast Broadband is available: Highest available download speed: 1800 Mbps  
Highest available upload speed: 220 Mbps

Mobile signal: Limited/likely dependant upon provider.

Information from Ofcom.



### 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  
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 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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