



BRIGHOUSE
WOLFF

48 Mill Lane, Burscough, L40 5TJ
Offers In The Region Of £250,000



A three bedroom semi-detached family home which is situated in a sought after location close to the centre of the ever popular village of Burscough, West Lancashire.

The property is situated in well renowned Mill Lane close to the centre of the village and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops. Both of the village's railway stations which provide direct access into Liverpool & Manchester City Centre's are set within walking distance, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe.

A wide variety of supermarkets, shops, restaurants and bars is also situated within walking distance, whilst Edge Hill University and Ormskirk Hospital are both located in the adjacent market town of Ormskirk.

The accommodation, briefly comprises; Entrance porch, hallway, lounge, sitting room, garden room, fitted kitchen & wc/cloaks to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are well maintained garden areas to the front and rear with parking provided by drive and single garage used as a workshop.

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

The front door provides access into all accommodation.

HALLWAY

Stairs lead to the first floor, ceiling lighting, access to all ground floor accommodation.

WC/CLOAKS

Low level wc & wash basin, ceiling lighting.

LOUNGE

12'0" plus bay x 11'6" (3.66 plus bay x 3.53)

Situated to the front of the property, Upvc double glazed bay window, feature fire place, radiator panel & ceiling lighting. Open plan configuration through to the sitting room.

SITTING ROOM

12'0" x 10'2" (3.66 x 3.12)

Double doors lead into the garden room, freestanding surround fire place, radiator panel & ceiling lighting.

GARDEN ROOM

10'4" x 9'1" (3.15 x 2.79)

Situated to the far rear of the property with double doors lead into the gardens, radiator panel and ceiling lighting.

FITTED KITCHEN

16'11" x 7'10" (5.17 x 2.41)

A light breakfasting kitchen area fitted with a comprehensive range of wall and base units, together with contrasting work surfaces and splash backs. Integral hob and oven, sink and drainer unit, plumbing for washing machine, and dishwasher, space for drier and fridge, double glazed windows to two aspects and door leading into the gardens, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

Loft access point and power. The loft area is partly boarded with access ladder, an integral room and houses the gas boiler.

BEDROOM 1

11'11" plus bay x 10'4" (3.65 plus bay x 3.15)

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

BEDROOM 2

11'1" x 10'4" (3.40 x 3.15)

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

BEDROOM 3

8'7" x 6'11" (2.64 x 2.12)

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

BATHROOM

8'4" x 7'11" (2.56 x 2.42)

Fitted with a white four piece suite comprising; corner panelled bath, oversized shower cubicle with overhead electric shower and glass shower screens, low level wc and wash basin. Double glazed frosted windows, recessed spot lighting.

EXTERIOR

GARDENS

The front garden is wall and fence enclosed to two sides with ornamental shrub & tree borders along the joining boundary.

The rear gardens provide excellent outdoor living space, face in a sunny direction, are fence enclosed with hardstanding seating area covered with artificial turf and raised borders.

PARKING

A driveway provides ample off road parking to the front, with metal gates leading to a covered seating area and single garage used as a workshop beyond.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25.

Band: C

Charge: £2,019.87

CONSTRUCTION

Traditional brick with a pitched roof.

MOBILE & BROADBAND

Ultrafast Broadband is available:

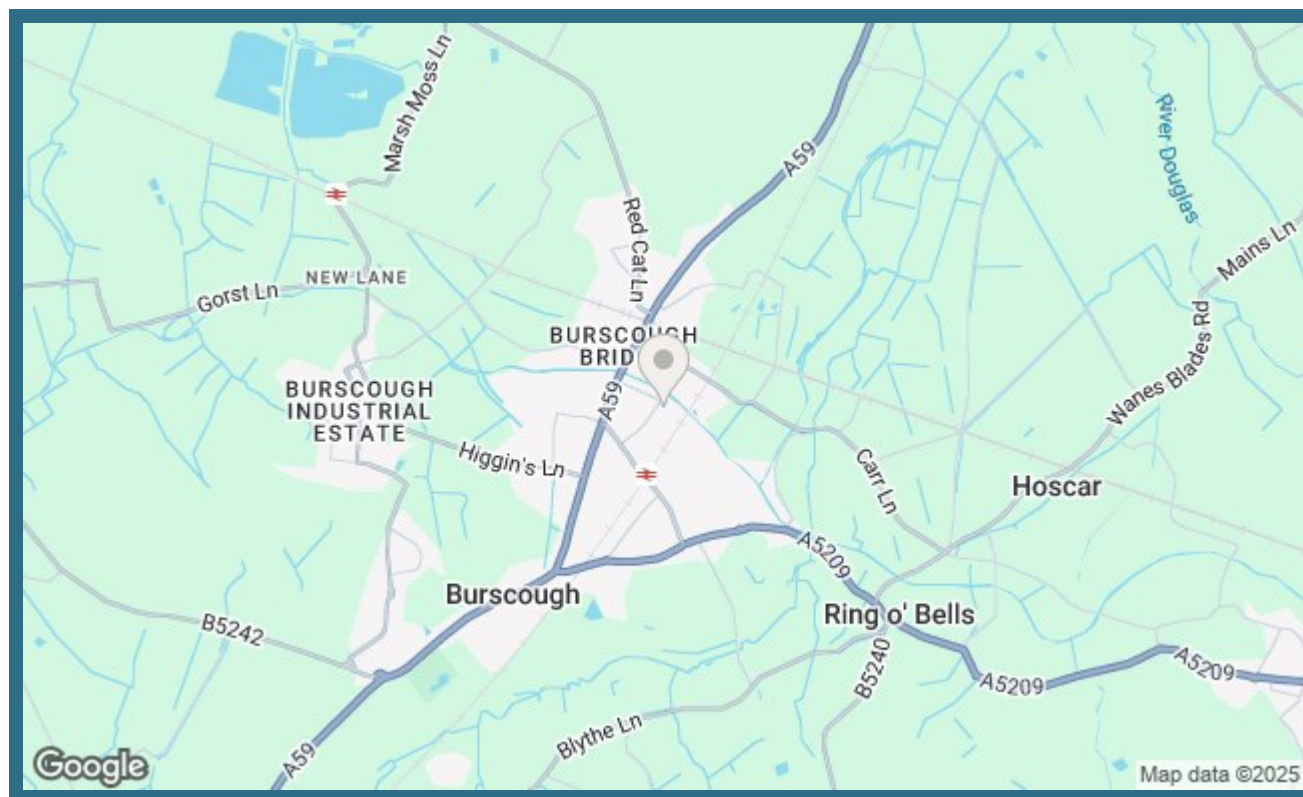
Highest available download speed: 1800 Mbps.

Highest available upload speed: 220 Mbps.

Mobile Signal: Likely/Limited dependant upon provider.

Information from Ofcom Website.

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
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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