



Red Cat Lane, Burscough

Welcoming to the market this set back Detached house which is located on the very sought after 'Red Cat Lane'. This property boasts both character and space starting with a grand entrance both inside and out. The property comprises of three receptions perfect for hosting, traditional farm house feel – kitchen dining, new utility room and shower room all located on the ground floor with four great sized bedrooms, bathroom and shower room on the 1st floor. The property benefits from a double garage, private driveway and enclosed rear garden. This property combines the best of rural charm and modern convenience. viewings a must!

Council Tax band: F

- Detached Character House
- Three Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Utility Room
- Private Driveway
- Double Garages
- Walking Distance To Village & Amenities



Entrance

Front door into porch with double doors leading into hallway. Wooden flooring in hall with doors leading into lounge, kitchen and living room. Stairs to 1st floor.

Lounge

10' 11" x 22' 7" (3.33m x 6.88m)

Window to front and rear and door to rear. Gas fire with surround, inset lights and door leading into family room.

Family Room

18' 6" x 11' 6" (5.64m x 3.50m)

Herringbone style flooring and inset lighting. Bifold doors to rear patio. Doors leading into garage, utility room and shower room.

Utility Room

5' 0" x 7' 7" (1.53m x 2.32m)

Herringbone style flooring. Plumbed in for washing machine and space for dryer, and worktop.

Shower Room

5' 0" x 6' 7" (1.53m x 2.00m)

Three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Window to rear and heated towel rail. Herringbone style flooring.

Living Room

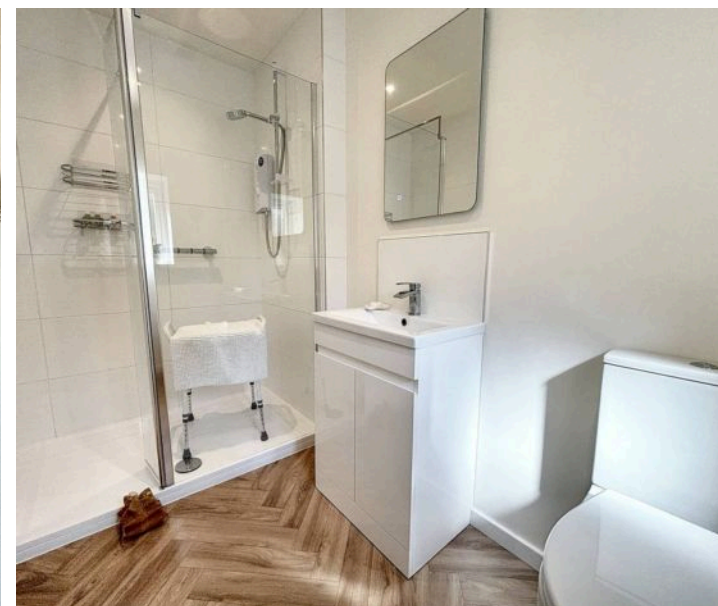
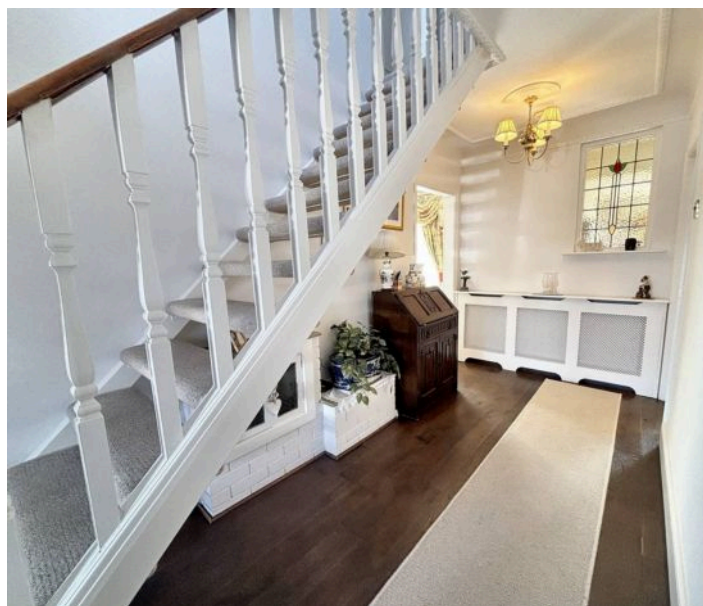
13' 3" x 11' 0" (4.04m x 3.36m)

Gas fire and surround. Window to front.

Kitchen Dining

16' 3" x 16' 2" (4.96m x 4.94m)

An excellent range of eye and low level units incorporating a Belfast sink. Falcon ranger style cooker with extractor hood over. Farm house style kitchen with wood worktops. Integrated dishwasher and fridge freezer. Storage cupboard, boiler and tiled flooring. Windows to rear and glazed door to rear garden.



Landing

Window to front. Doors leading to four bedrooms and inner hallway which leads to shower room and shower.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Window to front.

Bedroom Two

9' 1" x 10' 11" (2.76m x 3.34m)

Window to front. Built in/fitted wardrobes.

Bedroom Three

10' 0" x 10' 11" (3.05m x 3.34m)

Window to rear.

Bedroom Four

7' 11" x 9' 0" (2.42m x 2.75m)

Window to side, built in/fitted wardrobes and storage cupboard housing water tank. Loft access with ladder and boarded.

Shower Room

4' 8" x 4' 9" (1.43m x 1.46m)

Two piece suite comprising double shower cubicle and low level WC.

Bathroom

9' 4" x 7' 10" (2.85m x 2.39m)

Three piece suite comprising roll top bath, vanity wash hand basin and low level WC. Window to side, heated towel rail and fully tiled.

Garage - Double garage with electrics. Door to side.

Front Garden -Private driveway to front with access to garages. Front garden with planted borders, seating area and greenhouse.

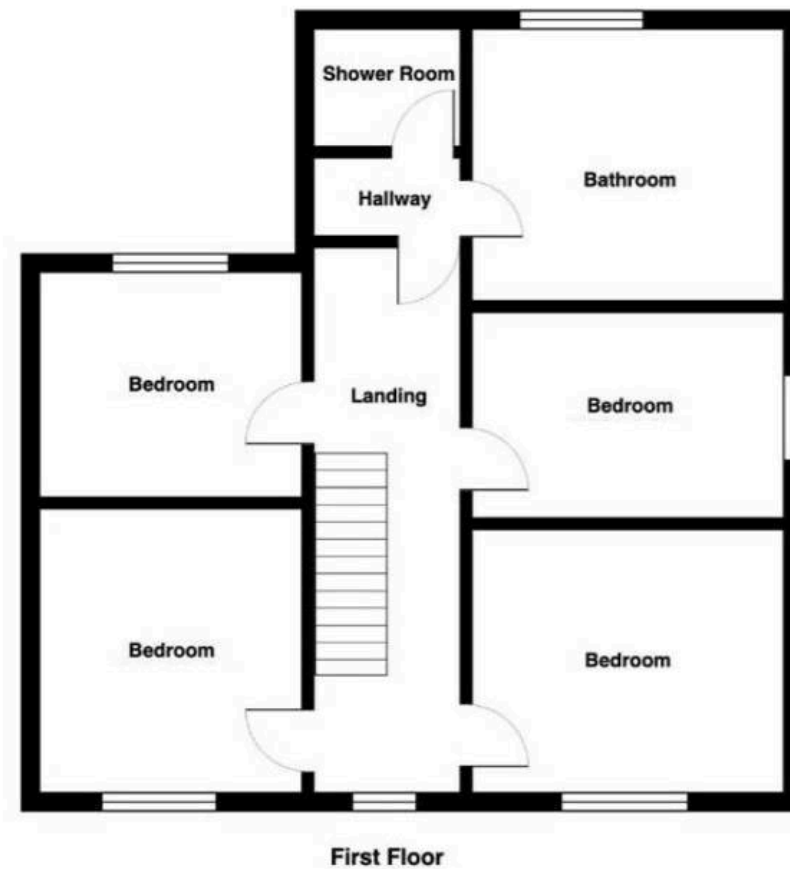
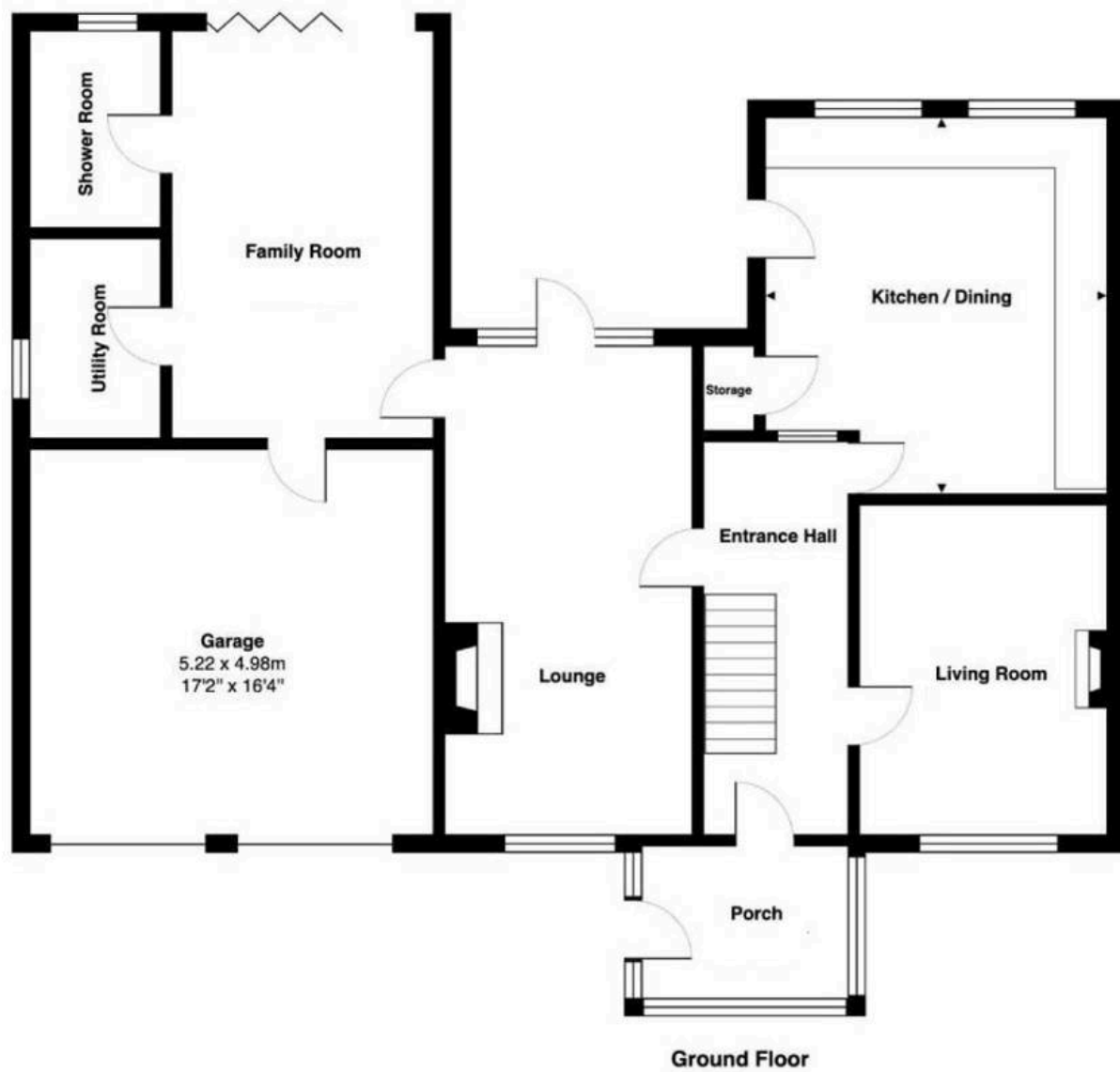
Rear Garden -Enclosed rear garden, feature water fountain, summerhouse and patio area's. Gate to side leading to front.











Total Area: 202.4 m² ... 2178 ft²



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