

FOR SALE

10a, Junction Lane, Burscough, L40 5SS

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 10a, Junction Lane, Burscough, L40 5SS

*Superb individual detached home with 1 / 4 acre plot and stunning gardens.*



- Impressive individual detached home
- Beautifully presented throughout
- Stunning gardens
- Large gated driveway
- 4 double bedrooms
- Astonishing 1 / 4 acre plot
- 2 x high spec garden offices
- 2737 SQFT

Tucked away down a private road on the prestigious Junction Lane & accessed through secure electric gates - 10a Junction Lane is a simply stunning individually designed, 4 bedroom detached family home of the highest quality. Resting within an extensive overall plot that extends to 1 / 4 acre, with a beautifully mature rear garden which includes two stylish garden rooms, both of which offer multi-purpose potential to be utilised as a base to run a business from / be used as a gym / treatment room. The home internally is set across two floors that provide a substantial 2737 square feet of living space & in brief comprises; a large entrance hallway with bespoke oak staircase & wc / cloaks, a study / home office, a comfortable living room with feature log burner plus the superb open plan kitchen diner. The sleek kitchen boasts a dining area plus breakfast bar & a range of of quality integrated appliances, granite worktops & spot lighting plus underfloor heating (which runs throughout the ground floor). There is also a utility room and access into the particularly impressive garage. The first floor features four bedrooms, all of which are doubles and a family bathroom, with two of the bedrooms enjoying contemporary en-suite shower rooms. On the landing is a lovely, seating area which could easily be partitioned to create a 5th bedroom should clients wish. Externally, the plot and gardens here are a key feature of the home. Extending to around 1 / 4 acre, the beautifully maintained gardens provide a range of plants & flowers, plus there is a superb central fish pond with feature waterfall plus the two garden offices. Both of these stylish garden offices are cedar clad, with internal insulation, power and lighting. The larger of the two is considerable in size and has even has annexe potential. There is also a large decked patio area for sitting out and enjoying the just-off westerly rear aspect. To the front is a generous 7 car driveway, accessed through electric gates & a superb double internal garage with electric roller shutter door. Locally, the property is well placed for Burscough village which offers two railway stations for commuting to Manchester and Liverpool. There are excellent schools and superb day to day shopping facilities within walking distance. Early viewings are highly recommended on this genuine one-off property. FREEHOLD.











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TOTAL FLOOR AREA : 2737 sq.ft. (254.0 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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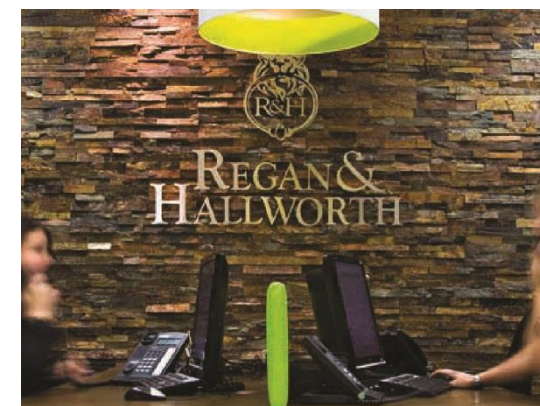
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com