

FOR SALE

Iona, School Lane, Burscough, L40 4AF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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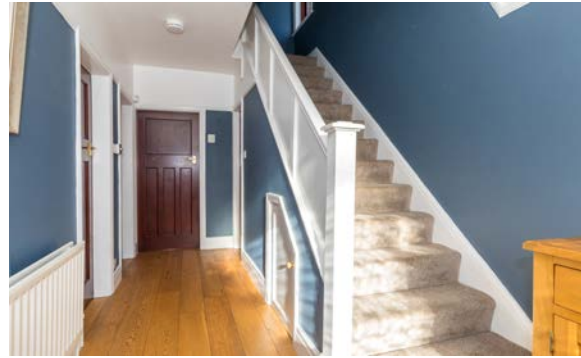
Iona, School Lane, Burscough, L40 4AF

A spacious detached house offering a blend of elegance, comfort, and rural charm.

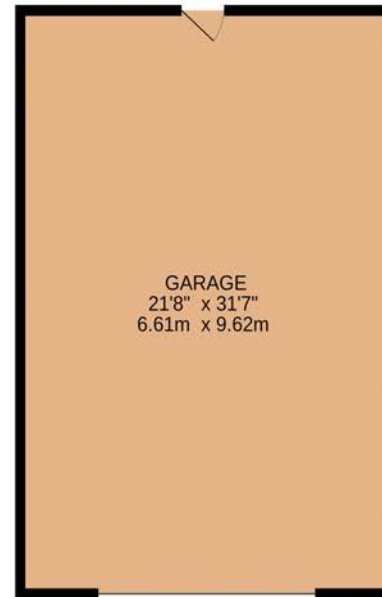
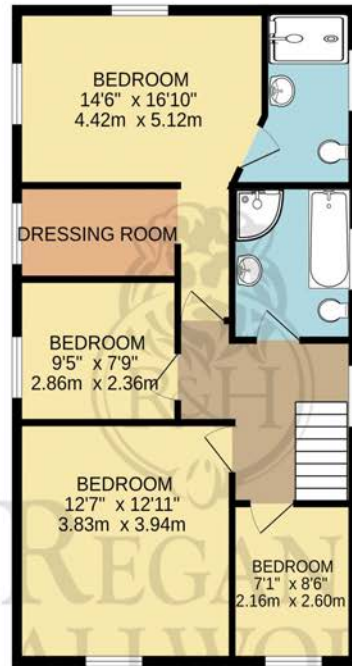
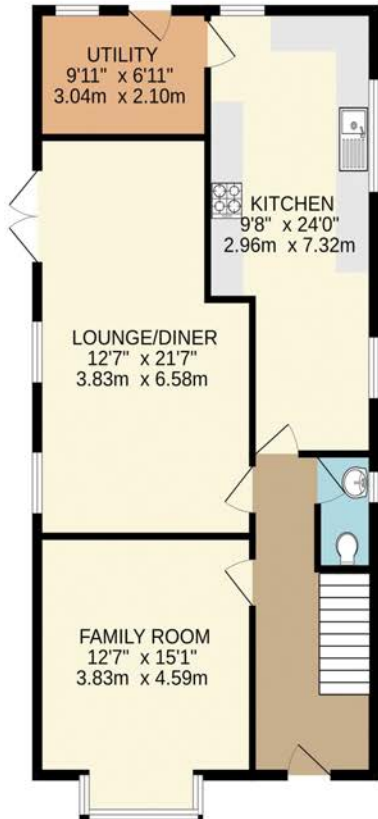


- Spacious four bed detached house
- Walking distance to Burscough town
- Lovely mature gardens (0.46 acres)
- Gas central heating / Double glazing
- Prime location with picturesque vistas
- Dressing room & ensuite to bedroom
- Substantial 4 car detached garage
- 2205 SQ.FT. / Freehold glazing

This remarkable property known as Iona is situated in a picturesque setting on the edge of Burscough and offers a blend of elegance, comfort, and rural charm. A Rare Gem in Burscough it is strategically positioned at the corner of School Lane and Warpers Moss Lane on a generous plot extending to 0.42 acres. Despite its rural setting, Iona is conveniently within easy walking distance to the vibrant town center of Burscough. The interior has recently undergone some cosmetic updating and upon entering through the front door, you'll step into a spacious and naturally lit hallway. A downstairs cloakroom provides convenience for guests whilst the family room with a bay window at the front looks out towards the Leeds Liverpool canal. Adjacent to the dining room, the main lounge is bright and inviting with two windows and double patio doors creating an expansive living space with a wood-burning stove to relax next to on cozy evenings. The rear of the property hosts a spacious kitchen which is finished in a matte white shaker design and is complete with a range of integrated appliances, multiple wall, base and tower units along with premium granite work surfaces. An ample breakfast area along with a separate utility room with fitted storage units adjoin this modern kitchen and complete the ground floor accommodation. The first floor provides four well-proportioned family bedrooms, all of which overlook the stunning uninterrupted surrounding countryside, with picturesque vistas and sprawling farmland as far as the eye can see. The master bedroom provides an extensive suite, encompassing a dressing room with fitted wardrobes and spacious en-suite bathroom with walk-in shower. The property is well-served by the modern family bathroom. Outside the gardens are undoubtedly a notable feature of this home. A private driveway offers ample parking and even a turning area with access to the substantial detached garage with an electric door. The mature gardens wrap around the property to front, side and rear with paved patio and hidden seating areas ideal for outdoor relaxation and greenhouse and lawns which are perfect for gardening enthusiasts.



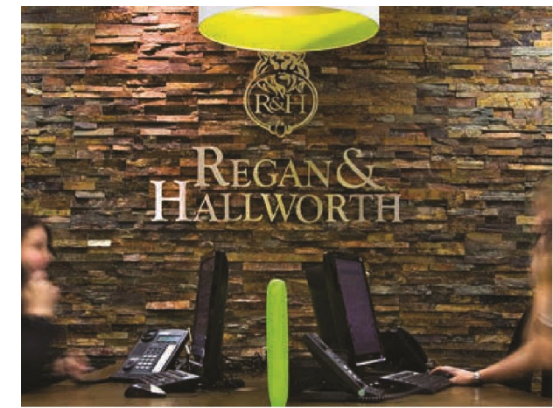




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TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

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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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



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@reganhallworth

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www.reganandhallworth.com