

FOR SALE

62, Square Lane, Burscough, L40 7RQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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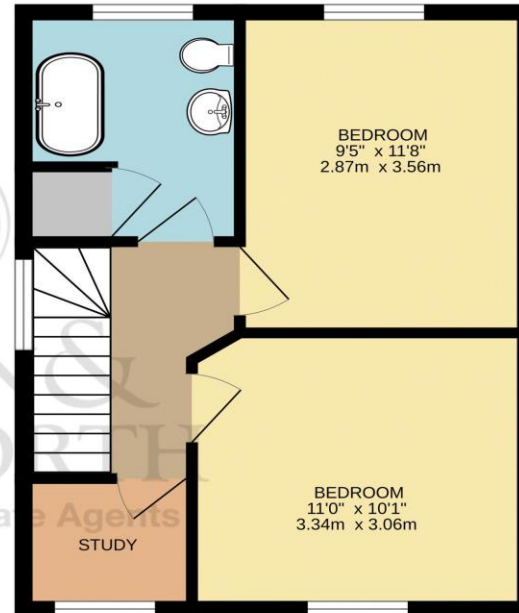
A stylish 2/3 bed period house with large south facing gardens in highly coveted location.



- Semi-detached period house
- Lovely open views to rear
- Stylish modern home with charm
- Backs onto greenbelt countryside
- 2/3 bedrooms
- Large south facing gardens
- Gas central heating
- 753 SQ.FT.

This gorgeous property is a perfect blend of old and new, creating a stylish modern home with charm. The location is ideal for those who want to enjoy the countryside, but also have easy access to Burscough's town centre and the railway network for commuting. If you are looking for a property that has a lot of charm and character you will love this semi-detached home. The home is decorated with great taste and attention to detail, with high-quality fixtures and fittings that match the original features of the home. As you enter the home, you are greeted by a welcoming reception hallway that has a feature spindle staircase that leads to the first floor. The cosy lounge is a perfect place to relax, with wooden flooring, a lovely feature fireplace that adds warmth and style, and rear facing sash windows that let in plenty of natural light. The formal dining room is ideal for entertaining guests, with wooden flooring, original coving that adds elegance, and a cast iron radiator that adds character. The kitchen is fitted with high-quality units that provide ample storage space, integrated appliances that make cooking easy, complementary tiling that adds colour and texture, and access to the rear gardens that makes outdoor dining convenient. Upstairs, you will find two good sized double bedrooms that are comfortable and inviting, a home office/study that is perfect for working from home or studying, and a stylish family bathroom that has a classic white three-piece suite, including a stand-alone bath that is ideal for soaking in after a long day. The rear of the property offers stunning open views over greenbelt farmland that give you a sense of peace and tranquility and the property enjoys the sun with its Southerly aspects, making it bright and warm throughout the day. The gardens are large, fully enclosed and mainly laid to lawn, giving you plenty of space to enjoy the outdoors with a timber garden shed and brick built outbuildings that can be used as a utility room for laundry or extra storage. There is plenty of parking space on the side on the block paved driveway that can accommodate multiple vehicles as well as providing potential for extensions. The property also has gas central heating and double glazing that make it energy efficient and comfortable.



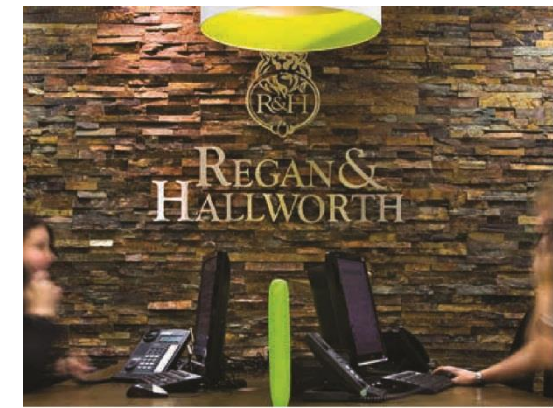


TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

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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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.



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