

FOR SALE

66, Square Lane, Burscough, L40 7RQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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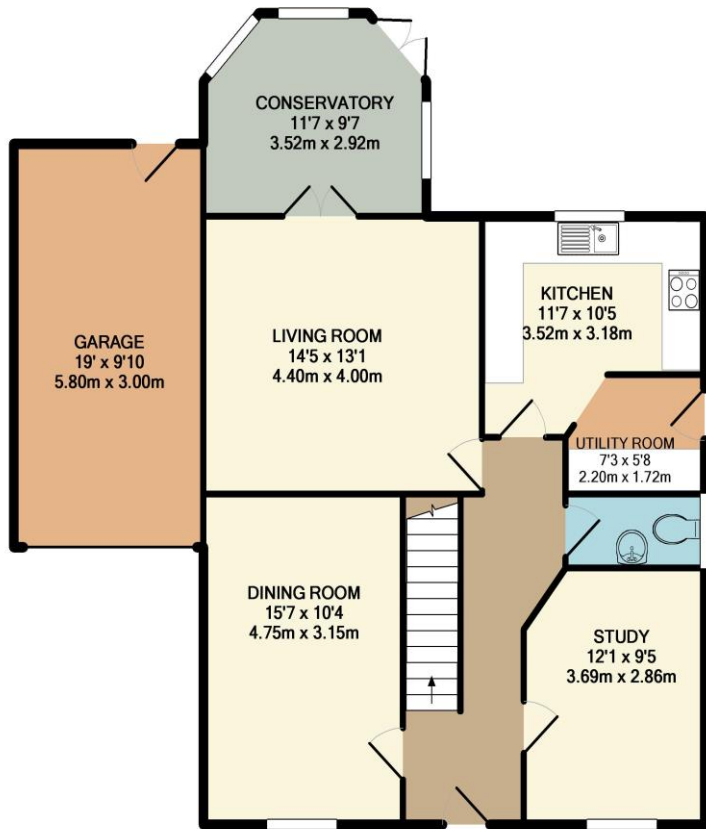
Outstanding four bed detached property with open countryside to the rear.



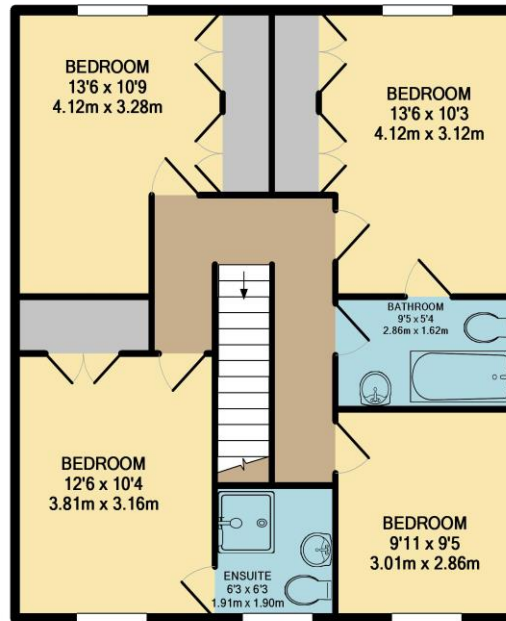
- Modern detached family home
- Four great sized reception rooms
- Modern fitted kitchen / utility
- Four double bedrooms
- Family bathroom / en-suite
- Gardens / driveway / garage
- No Chain / Part Ex considered
- 1780 SQ. FT.

With breath taking open countryside to the rear and over 1700 square foot of contemporary living space this detached property would make an ideal home for any growing family. Located in the ever popular semi-rural village of Burscough, Square Lane sits close to a range of amenities, schools, motorway networks and offers easy access into Parbold and Ormskirk villages. Internally this impressive property has been finished to the highest of standards throughout offering large entrance hallway, study / second lounge to the front, spacious separate dining room, cloak room/wc, modern fitted kitchen offering a range of wall, base and drawer units along with integral appliances and a separate utility room. Located to the rear is the formal lounge / sitting room with double doors leading through to a great sized conservatory boasting open countryside views. Up on the first floor a centrally located and open landing area gives access to a large master double bedroom to the front with fitted wardrobes and a wet room comprising of shower, wc and sink. Two further double bedrooms with fitted wardrobes and stunning views of open countryside are located to the rear of the property with a centrally located modern fitted Jack and Jill family bathroom with Jacuzzi bath and a fourth double bedroom sat at the front. Externally to the front the property has a large, impressive cobbled style driveway providing off road parking for a number of cars along with giving access to the car port and attached garage. The rear garden has a good sized patio area ideal for the summer bbq and then raised lawn area with open slat fence which seems to open through to the fields beyond. This is truly a beautiful property offering outstanding space, finish and outstanding location. Internal viewings are recommended.





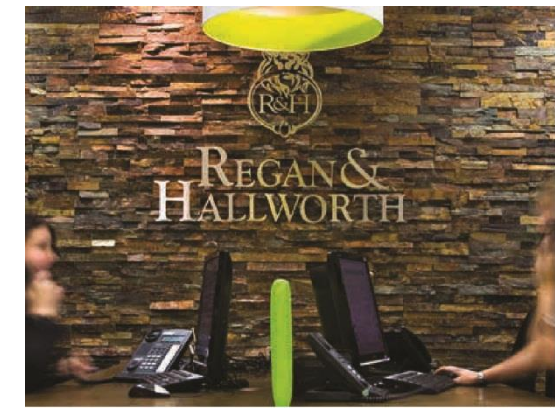
GROUND FLOOR
APPROX. FLOOR AREA 1034 SQ.FT. (96.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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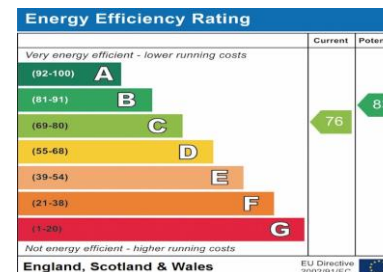
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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