

FOR SALE

60, Square Lane, Burscough, L40 7RQ



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Gorgeous two bed period home boasting large south facing gardens & uninterrupted countryside

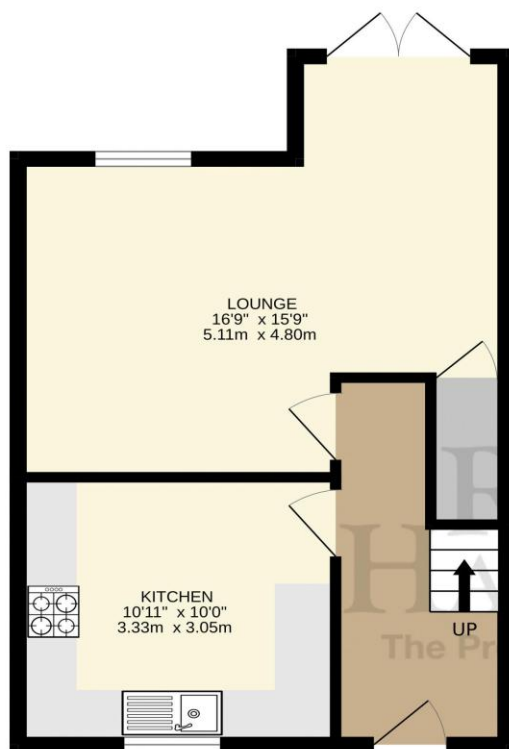


- Semi-detached period house
- Two bedrooms
- Dressing room / Study
- Stunning countryside views
- Large south facing garden
- Driveway
- Gas central heating / Double glazing
- 762 SQ.FT. / Freehold & no chain

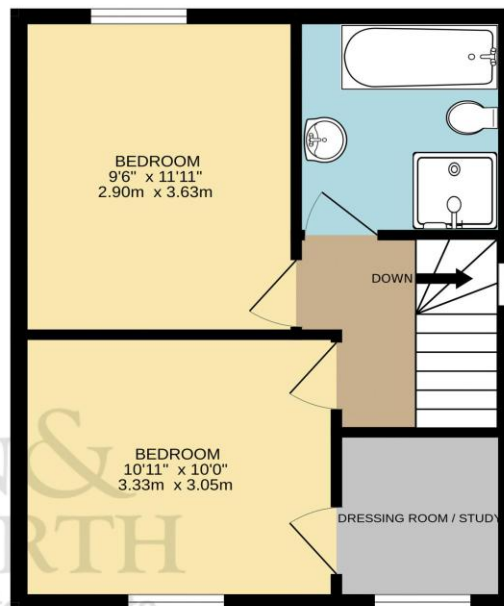
This beautifully presented traditional semi-detached home offers a perfect fusion of period charm and modern style, creating a warm and inviting space ideal for contemporary living. Situated in a desirable location, it enjoys stunning south facing open aspects to the rear allowing you to enjoy the tranquillity of the countryside while remaining within easy reach of Burscough's town centre and excellent rail links for commuting. Thoughtfully decorated with high-quality fixtures and fittings that complement the home's original character, this property is full of charm and attention to detail. Upon entering, you're welcomed by a characterful reception hallway featuring a striking spindle staircase leading to the first floor. The front-facing kitchen is well-appointed with shaker-style units and integrated appliances, while the rear of the home opens into a spacious open-plan lounge and dining area. This inviting space includes a feature fireplace and French doors that open onto the garden, offering uninterrupted views across open farmland. Upstairs, there are two generously sized double bedrooms, both bright and comfortable. The main bedroom benefits from a versatile dressing room or home office—ideal for remote working. A stylish four-piece family bathroom in classic white completes the upper floor. To the rear, the property enjoys breathtaking open views across greenbelt farmland, providing a peaceful and private outdoor setting. With a sunny southerly aspect, the large, enclosed garden is bathed in natural light throughout the day and features paved and decked patio areas, perfect for al fresco living, alongside a lush lawn that blends seamlessly into the rural landscape beyond. Additional benefits include ample driveway parking to the front and side, gas central heating, double glazing, and the advantage of no onward chain—making this an energy-efficient, move-in-ready home full of character and comfort.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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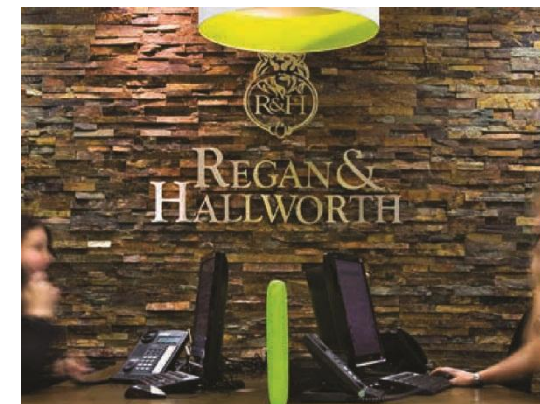
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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