

**FOR SALE**

The Smithy, 39a, Victoria Street, Burscough, L40 0SN





## The Smithy, 39a, Victoria Street, Burscough, L40 0SN

*A modern 3 bedroom detached home on large plot with substantial garage & land to side*

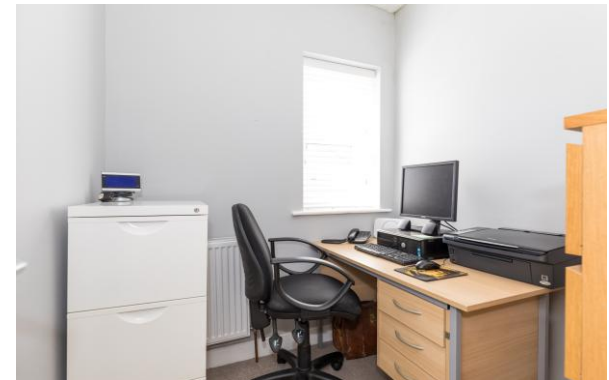


- Recently built detached house
- Large garage / workshop
- Private enclosed garden
- Freehold & No chain
- Prime village setting close to canal
- Potential for future development
- Possible building plot to side
- 1293 SQ.FT.

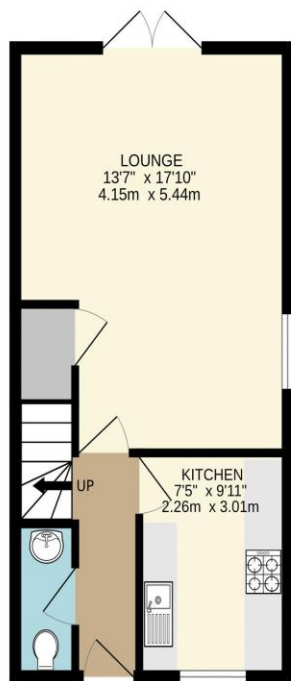
Nestled on a picturesque street lined with traditional homes in the heart of Burscough Village, West Lancashire, and just 100 yards from the scenic Leeds & Liverpool Canal, this beautifully crafted, modern three-bedroom detached home combines classic design with contemporary living. Offering a rare opportunity, the property also features a generous garden and a substantial detached garage/workshop—ideal for storage, hobby use, or even operating a small business. In addition, a sizable area of land to the side offers extensive off-road parking and potential for future development, including extension or a possible building plot (subject to the necessary planning permissions). Blending a rustic exterior with modern internal comforts, this stylish home is superbly located within easy walking distance of the village centre, where an excellent range of amenities awaits. With two nearby railway stations offering direct links to Liverpool and Manchester, the property is perfect for commuters, young families, or those looking to downsize without compromising on quality or convenience. Upon entering the home via the main front door, you are welcomed into a bright entrance hallway complete with a handy downstairs cloakroom/WC. The front-facing kitchen is fitted with sleek, high-gloss cabinetry, offering a modern and functional cooking space. To the rear, a spacious open-plan living and dining area opens out through French doors to the private rear garden—perfect for entertaining or relaxing in peace. Upstairs, a central landing gives access to a contemporary family bathroom, two single bedrooms positioned at the front, and a spacious master bedroom which enjoys a more private position at the rear of the home. Outside, the established rear garden offers a combination of lawn and a large paved patio, ideal for outdoor dining and gatherings. Not directly overlooked, it provides a sense of privacy and tranquillity. The substantial detached garage/workshop is a standout feature, while the land adds both flexibility and future potential. Built to modern standards, the home benefits from high levels of insulation, efficient gas central heating, and double glazing—ensuring both comfort and energy efficiency throughout the year. Sold with no chain.



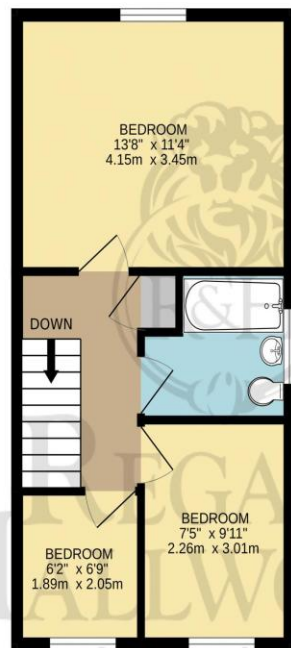




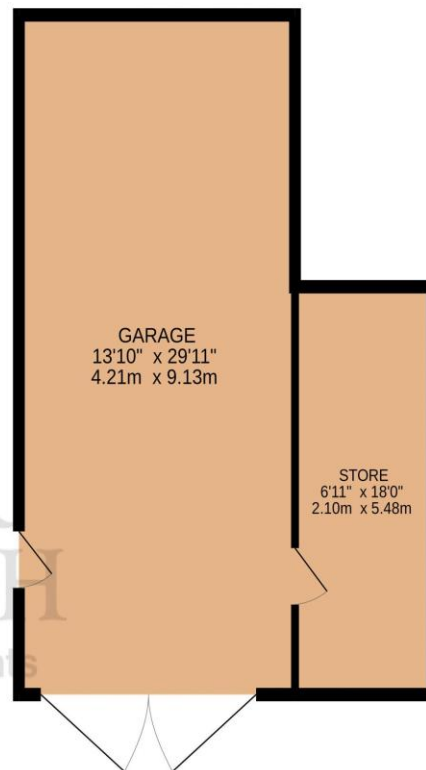
GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 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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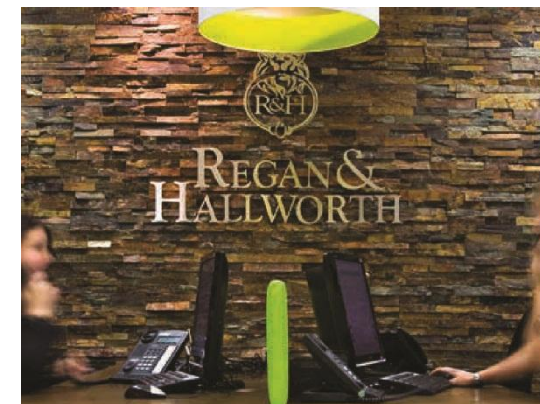
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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