

FOR SALE

8, Clough Avenue, Burscough , L40 5BG



8, Clough Avenue, Burscough , L40 5BG

Excellent four bed detached family home overlooking the Leeds and Liverpool Canal



- Excellent detached family home
- Modern fitted kitchen and utility room
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Great sized and versatile receptions
- Four good sized bedrooms
- Gardens / driveway / garage
- 1215 SQ. FT.

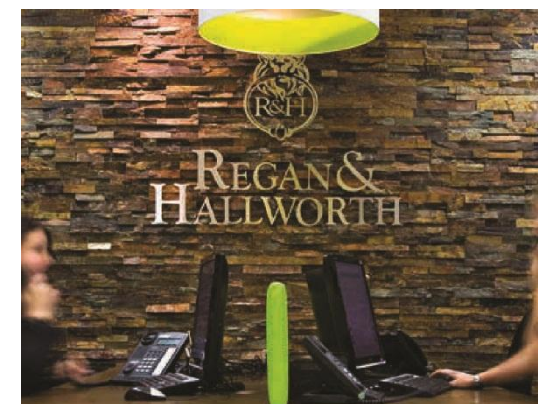
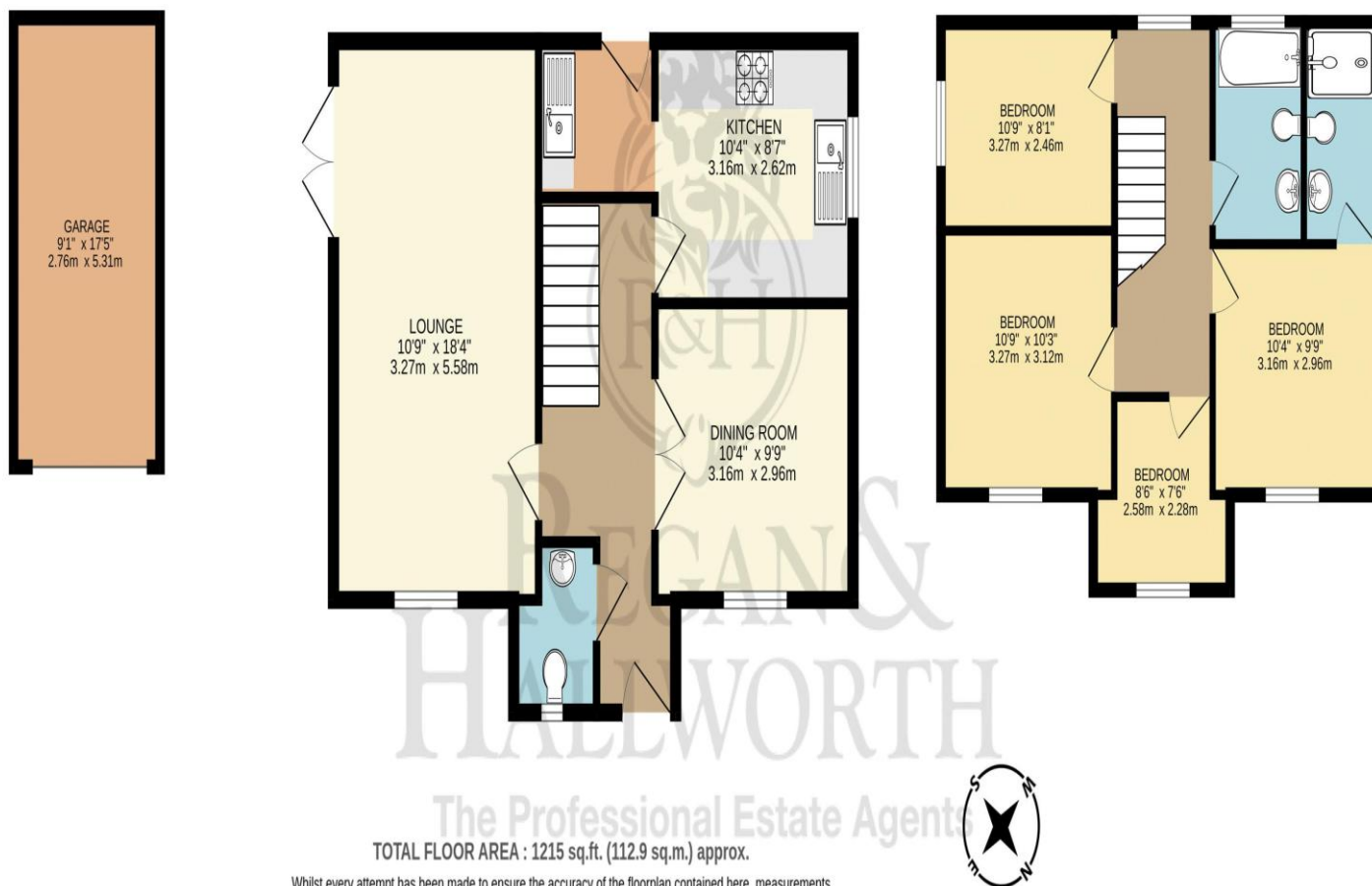
Located on a popular and modern development in Burscough which sits along the banks of the Leeds and Liverpool Canal is this impressive four bed detached home. Clough Avenue would make an excellent home for the growing family given its proximity to the local amenities and village centre, schools for all ages, public transport links and some amazing country and canal sidewalks from the doorstep.

Now offered for sale with NO ONWARD CHAIN, Clough Avenue briefly comprises entrance hallway, cloak room wc, large formal lounge / sitting room with patio doors on to the rear gardens, separate good sized dining room, fitted kitchen offering a range of wall, base and drawer units along with cooker and separate utility room. Up on the first floor there are three good sized double bedrooms with the master benefitting from en-suite shower room, a fourth single bedroom then a modern fitted family bathroom.

Externally Clough Avenue has mature, well-kept gardens to the front and side with a driveway and garage. To the rear there is a private and enclosed garden with patio and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the properties size and its truly excellent location.







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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.