

TO LET

17, Flour Mill Close, Burscough, L40 5TL

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents



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Spacious 3 storey semi-detached home offering a generous 1187 SQFT of space.

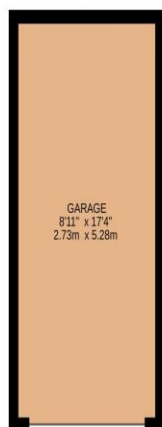


- Superb semi-detached family home
- Set across 3 floors
- Secluded position
- Close to train stations
- 4 bedrooms
- Quiet, popular development
- Single garage
- 1187 SQFT

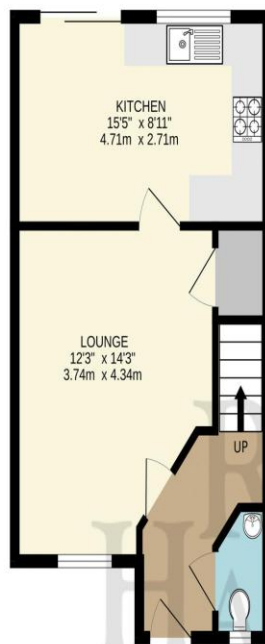
Now available to Let is this spacious, three storey semi-detached home which provides a very generous 1187 square feet of quality living space. The property is enviably tucked away down a private, tucked-away section of the development which serves only two properties, resulting in more privacy and seclusion than normal for modern-style living. Internally the home in brief comprises; an entrance hallway with wc / cloaks, main front lounge with a modern fitted kitchen diner with integrated appliances and patio doors leading onto the garden. Upstairs, there are three beds to the first floor plus a family bathroom, plus a large master suite to the top floor with its own en-suite. Externally the plot here is excellent, with the rear garden extending to the side too. To the front is a generous driveway to provide ample off road parking, plus there is access into a large detached garage. Furthermore, the property actually owns the access road & adjacent green areas that lead to the property itself, making the plot considerably larger than normal. Locally, Flour Mill Close has established itself as one of the area's most popular family developments, with the bustling Burscough Village Centre and its array of fantastic amenities easily accessed via a pleasant short stroll along the nearby Leeds-Liverpool canal towpath, plus is within easy reach of both train stations (just a few hundred metres away) and some acclaimed schools. Viewings are essential on this substantial family home.



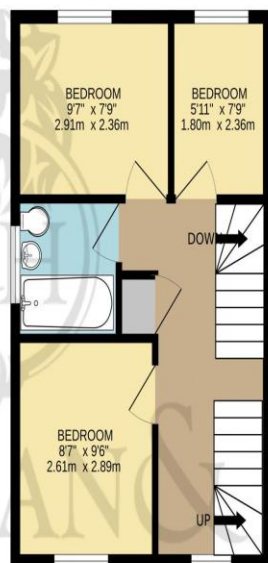
GARAGE
155 sq.ft. (14.4 sq.m.) approx.



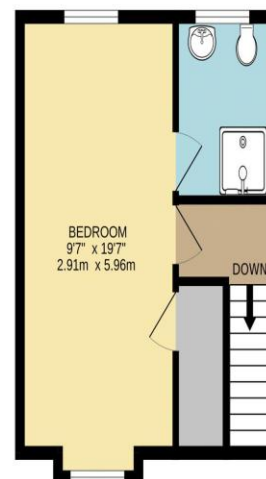
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



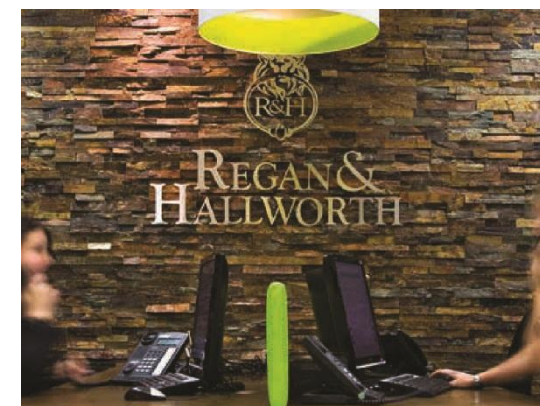
2ND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1187 sq.ft. (110.2 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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