



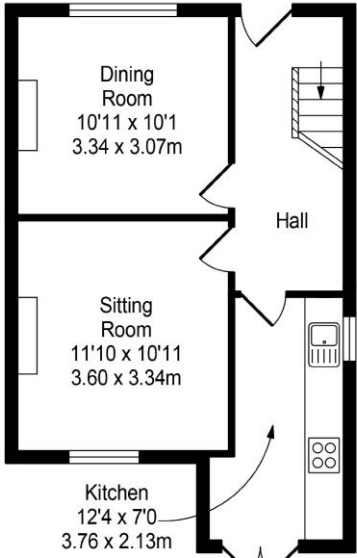
Square Lane, Burscough



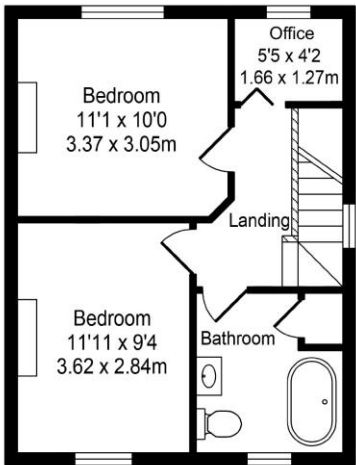
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Total Approx. Floor Area 778 Sq.ft. (72.27 Sq.M.)

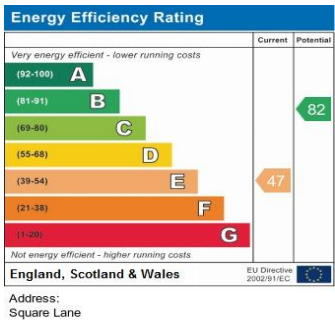
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 405 Sq.Ft  
(37.62 Sq.M.)



Upper Floor  
Approx. Floor  
Area 373 Sq.Ft  
(34.65 Sq.M.)



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Asking Price £289,995

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If you're looking for a home filled with charm and character, this South facing semi-detached home will undoubtedly appeal. Lovingly presented with great care and attention to detail the home is just a delight with a tasteful décor and high-quality fixtures and fittings that perfectly complement the original features of the home.

Resting on a larger than average plot with open views to the rear the property is sure to impress, and internal inspection won't disappoint either revealing a flowing floor plan and rooms filled with an abundance of natural light. Highlights of the properties 778 square feet include a welcoming reception hallway with feature spindle staircase, a cosy lounge with wooden flooring, attractive feature fireplace and rear facing sash windows, a formal dining room again with wooden flooring, a cast iron radiator and original coving. The kitchen is fitted with an array of high-quality units and has ample workspace along with integrated appliances, complementary tiling and access out into the rear gardens. On the first floor there are two delightful bedrooms, both of which are good sized doubles, there's also a home office/study, and a stylish family bathroom which offers a three-piece suite in classic white comprising low level WC, pedestal wash hand basin and a stand-alone bath.

To the rear the property affords wonderful open views over greenbelt farmland and takes full advantage of its sunny Southerly aspects with large gardens which are fully enclosed and mainly laid to lawn with a timber garden shed and a separate brick built shed which is ideal for use as a utility room. The property is garden fronted and has ample parking to the side elevation on the block paved driveway. Other benefits include gas central heating and double glazing.

We love the charm this property exudes. Where past and present blend harmoniously together to create a stylish modern home. The setting, on the edge of countryside feels gloriously rural, yet you are only minutes away from Burscough's bustling town centre, the location is also practical and convenient for travel and access to local amenities and the wider region with the railway network on hand - perfect for the commuter! Internal inspection of this gorgeous property is highly recommended and now invited.









