



Maria B Evans Estate Agents Limited

78 New Lane, Burscough, L40 0RY

Offers in the region of £175,000



- Traditional style end of terrace residence
- In need to some modernisation throughout
- Set in a charming semi-rural location
- Two well-proportioned reception rooms
- Breakfast kitchen with medium oak units
- Bathroom with three-piece modern suite
- Three bedrooms – two double, one single
- uPVC double glazing fitted throughout
- Warmed by oil fired central heating system
- Shared driveway, parking and single garage
- Lengthy rear garden with mature planting
- Close to Martin Mere and surrounding walks
- Easy access to rail and road transport links

The uPVC porch with quarry tiled floor and ceiling light shelters the inner timber door with opaque glass insert. Beyond this, the hallway has a staircase and handrail rising to the first-floor landing and a door opening to the lounge.

With a bay window to the front allowing natural light to filter through, the well-proportioned lounge is also lit by a central pendant light and two wall lights for evening ambience. A decorative fire surround with marble effect inset and hearth houses an electric fire and a central heating radiator supplements the warmth on chillier evenings. This lovely room also has traditional features such as a picture rail and decorative coving and a further door gives way to the dining room.



The good-sized dining room has a high-level window to the side, a pendant light and a radiator. There is a door to the under-stair's cupboard for storage of household essentials, a door to the inner hall and bathroom, and an opening to the kitchen.



Having vinyl flooring, the kitchen has a window to the rear, an opaque window to the side and a uPVC door with opaque glass inset opening to the back garden. Lit by a ceiling light, the kitchen is fitted with a range of medium oak wall and base cabinets with splash tiling between levels. The marble effect worktops have an inset one and a half bowl stainless-steel single drainer sink unit with mixer tap. Also inset is a ceramic four-ring hob with canopy extractor fan over and a Creda eye-level double oven and grill to the side. There is space for a fridge, plumbing for an automatic washing machine and part of the worktop extends to create a small breakfast bar.



The inner hall has a coat rail plus a cupboard housing the lagged hot water cylinder tank and pressure unit with linen shelves above. The fully tiled bathroom has vinyl flooring, an opaque rear window, ceiling light and a radiator. The cream-coloured three-piece suite comprises a pedestal wash hand basin, a low flush WC and a corner bath with moulded seat, and a triton T8OSI power shower, rail and curtain over.



The first-floor landing has an opaque side window, pendant light and an access point to the insulated loft. Bedroom one has a picture window to the front, pendant light and radiator. There are double doors to a walk-in wardrobe with hanging rails and a further louvre-door storage cupboard in this good size double room.

Bedroom two has a window to the rear, pendant light and radiator. Also a double room, there are fitted wardrobes to one wall with a central dressing table.



The third bedroom has a window to the rear, pendant light and radiator. This single bedroom is currently used as an office.

The property is set beyond a mature front hedge and lawn garden with flower and shrub borders and, through a small wrought iron gate, a path giving way to the front door. The property is also approached via a shared driveway to the side which leads to a detached pebble-dashed single garage with up and over door, side door and window, power and light. A paved path crosses the rear of the property and gives right of way to the attached neighbouring residence. This area has two wrought iron gates – one to the rear patio and one to the rear garden. A further flagged area provides storage for the oil tank and bins and has a path leading to the two timber sheds and greenhouse with lawn areas to either side, hedge boundaries and mature trees to the far end with the railway beyond. There are island shrub and flower borders dotted throughout and low-level laurel planting segregates the differing areas.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is

The Council Tax Band is B

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.