



A well presented 2 bedroom garden fronted terrace house situated in the ever popular village of Burscough.

Available from April/May 2026 on an unfurnished basis.

The property is situated upon Square Lane and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops. The property is a brisk walk or short drive from both of the village's railway stations, which provide direct access into Liverpool & Manchester City Centre's, whilst access to the M58 is located at nearby Bickerstaffe.

The village centre which is located within a short distance provides a variety of supermarkets, shops, restaurants and bars. Edge Hill University, Ormskirk Hospital and canal and countryside walks are all easily accessible.

The accommodation briefly comprises: Entrance hallway, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor are two bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front & rear along with a yard area and off road parking area to the rear of the house.

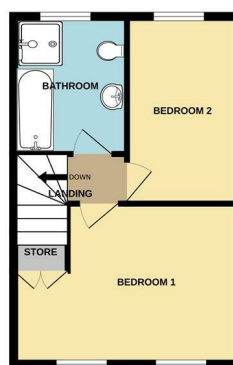


£925 Per Month

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Plans with Metreps CD23

Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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