

12 Warpers Moss Close, Burscough

Ormskirk

In Excess of **£375,000**

Situated within a desirable cul-de-sac in the village, this impressive four-bedroom detached family home has undergone a substantial extension and renovation, creating spacious and versatile accommodation throughout. While some finishing touches remain, including flooring, skirting boards and the downstairs WC, this offers a fantastic opportunity for the new owner to put their own stamp on the final details. The ground floor comprises a welcoming entrance hall, spacious lounge, study, and a fantastic open-plan kitchen, dining and family space, ideal for modern family living. A utility room and ground floor WC complete the downstairs accommodation. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room and en-suite, together with a family bathroom serving the remaining bedrooms. Externally, the property benefits from front and rear gardens and a detached garage, providing excellent outdoor space, parking and storage. With the major works already undertaken, this substantial family home offers the perfect opportunity to complete the final touches to your own taste. Marketed with no onward chain, this is a must-view property in a sought-after village location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Home - Extended
- Two Receptions
- Four Bedrooms
- Partially Renovated
- Utility Room & WC
- Enclosed Side and Rear Garden
- Detached Garage



Entrance

Front door into hallway with doors leading to lounge, study, open plan kitchen living. Stairs to 1st floor.

Lounge

17' 0" x 11' 4" (5.19m x 3.45m)

Bow window to the front and fireplace.

Study

11' 9" x 7' 3" (3.59m x 2.22m)

Window to front and laminate flooring.

Kitchen

20' 9" x 14' 3" (6.32m x 4.34m)

An excellent range of eye and low level units incorporating a sink and drainer unit, built in electric induction hob with extractor over and built in electric double oven. Integrated fridge freezer and island with breakfast bar. Open plan into family room and dining. French doors into garden and two sky lights.

Dining Room

13' 0" x 9' 11" (3.96m x 3.01m)

Window to rear, open plan into kitchen and door into utility.

Utility Room

6' 2" x 5' 7" (1.88m x 1.70m)

Built in unit with work top and sink and drainer unit. Plumbed in for washing machine and door into WC which is yet to be completed. Door to side leading to garden.

WC

Not yet completed this has been plumbed for shower, vanity basin and low level WC

Landing

Doors leading to four bedrooms, bathroom and storage. Loft access partially boarded.

Bedroom One

13' 0" x 11' 10" (3.96m x 3.61m)

Window to front and opening into dressing room which leads to En-suite. Dressing room - 1.97 X 1.433 with window to rear.



FRONT GARDEN

Walled garden mainly lawn with pathway leading to front entrance.

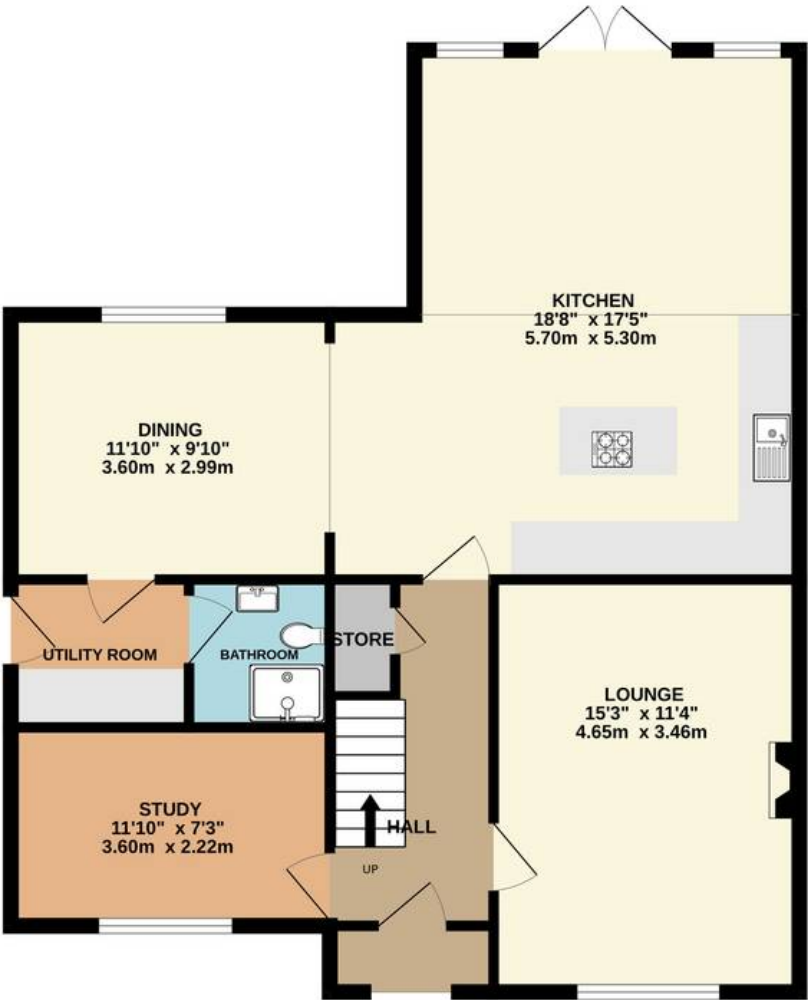
REAR GARDEN

Enclosed rear garden with paved area and lawn to rear and side. Double gates to rear. Door into garage.

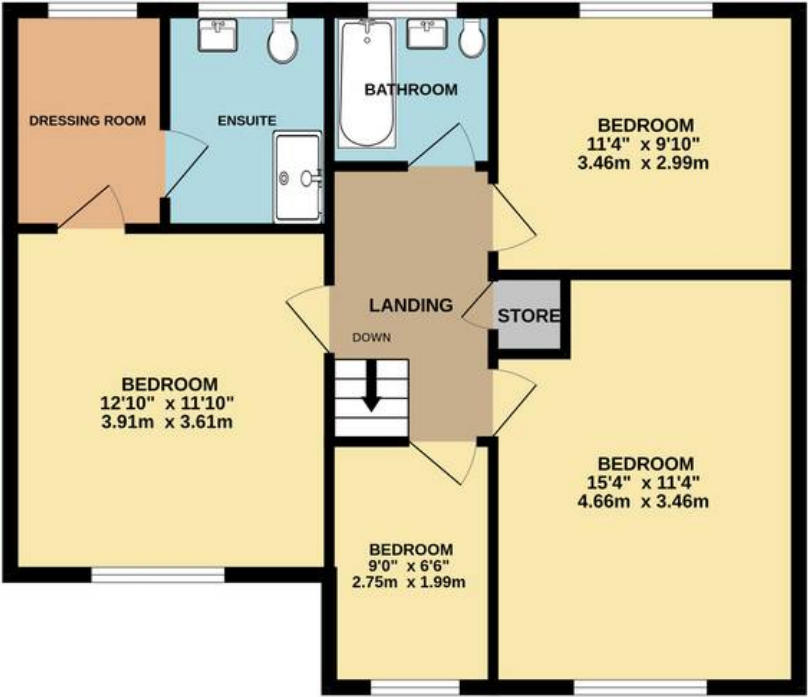




GROUND FLOOR



1ST FLOOR



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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