



11 Canal Bank New Lane, Burscough

Offers In Excess Of £200,000

Situated on the sought after Canal Bank off New Lane, this charming two bedroom mid-terrace home offers a fantastic opportunity for buyers looking to modernise and create a beautiful property in a truly desirable setting. Boasting some of the finest views this home is perfectly positioned to enjoy peaceful waterside surroundings. The accommodation comprises a welcoming lounge, a dining room, kitchen, and bathroom to the ground floor. To the first floor are two double bedrooms. Externally, the property benefits from an enclosed rear garden, ideal for relaxing and taking in the semi rural surroundings, along with the added advantage of off road parking to the rear. Offered to the market with no onward chain, this property presents a rare opportunity to acquire a home with potential in a highly sought-after location. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

- Mid Terraced
- Two Double Bedroom
- Canal Bank - With Views
- Work Required To Modernise Property
- Enclosed Rear Garden
- Off Road Rear Parking
- Solar Panels Fitted
- No Onwards Chain



Lounge

12' 0" x 12' 6" (3.65m x 3.80m)

Front door into lounge, window to front, feature log burner and open plan into dining area. Laminate flooring.

Dining Room

12' 10" x 9' 10" (3.92m x 2.99m)

Feature fireplace, open into lounge and doors leading to kitchen, bathroom and stairs to 1st floor. Aircon unit installed.

Kitchen

11' 0" x 5' 1" (3.36m x 1.56m)

A range of eye and low level units incorporating a Belfast sink. Window and door to rear garden.

Bathroom

Three piece suite comprising walk in double shower with electric shower over, pedestal wash hand basin and low level WC. Fully tiled and window to rear.

Bedroom One

12' 0" x 12' 5" (3.66m x 3.79m)

Window to front and fireplace.

Bedroom Two

12' 7" x 9' 6" (3.84m x 2.90m)

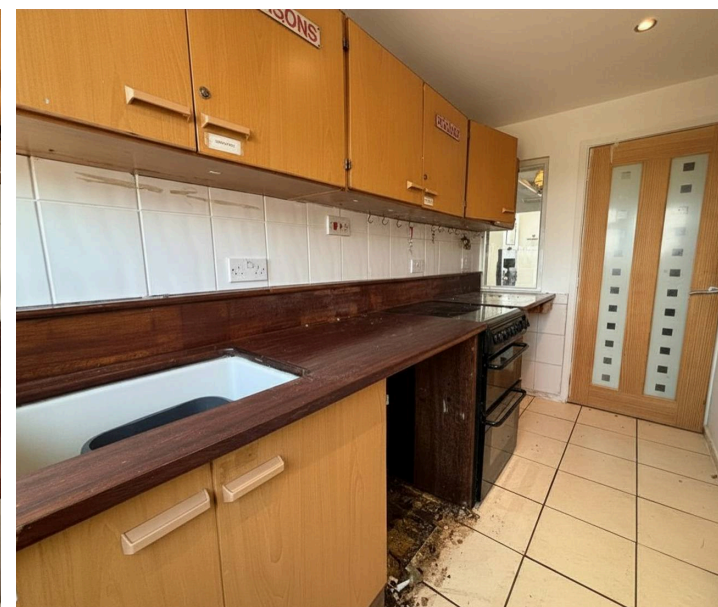
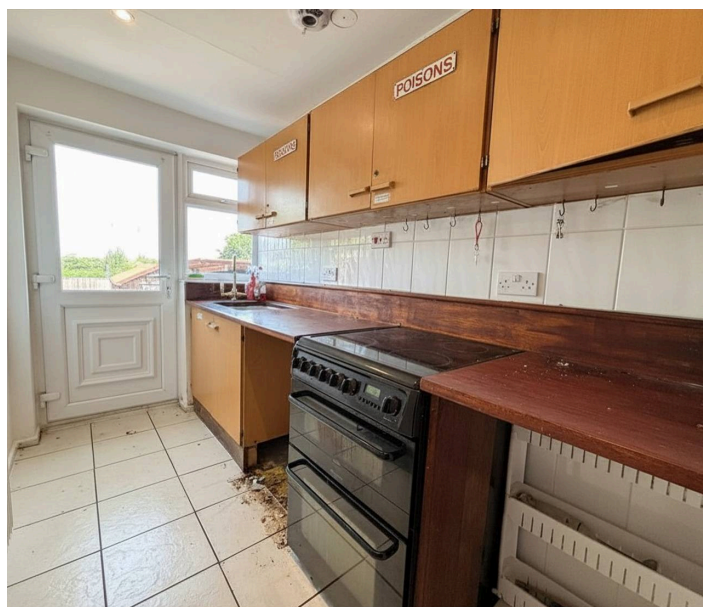
Window to rear, storage cupboard housing tank and fireplace.

Rear Garden

Enclosed rear garden mainly lawn with pathway leading down to rear gate and off road parking. Small patio area, wooden shed and outbuild.

Off street

Off road parking - lawned with spaces up to 3 cars.

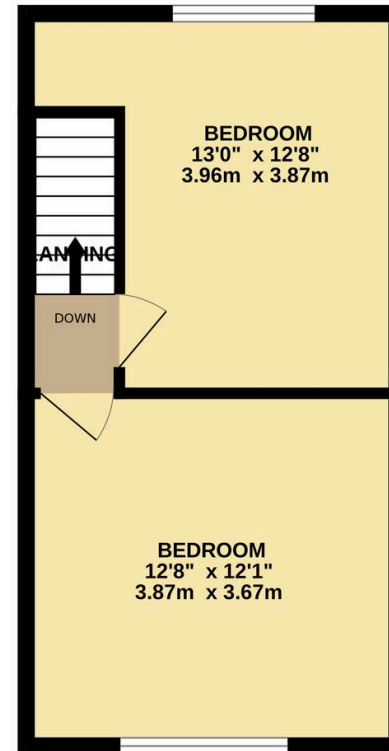
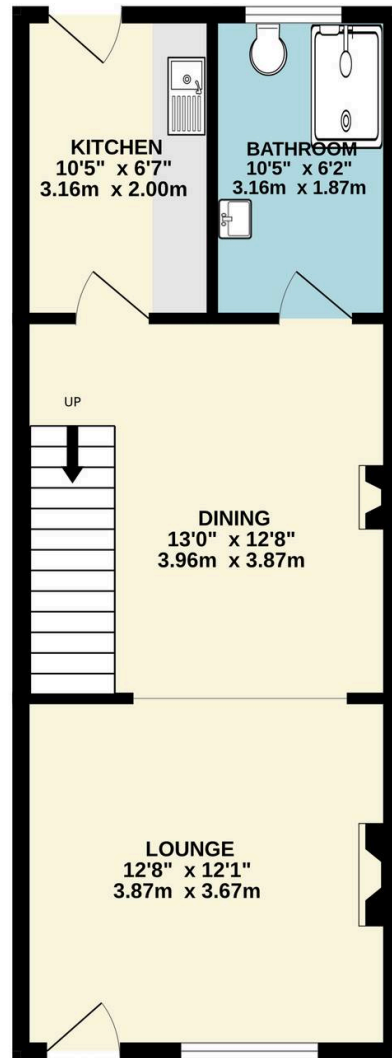






GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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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