

TO LET

63, Liverpool Road South, Burscough, L40 7SU

REGAN & HALLWORTH
The Professional Estate & Letting Agents



63, Liverpool Road South, Burscough, L40 7SU

Period two bed property located in the ever popular village of Burscough



- Period semi-detached house
- Feature log burning stove
- Modern fitted family bathroom
- Large gardens and driveway
- Modern contemporary finish
- Spacious reception rooms
- Stunning fitted kitchen
- 815 SQ. FT.

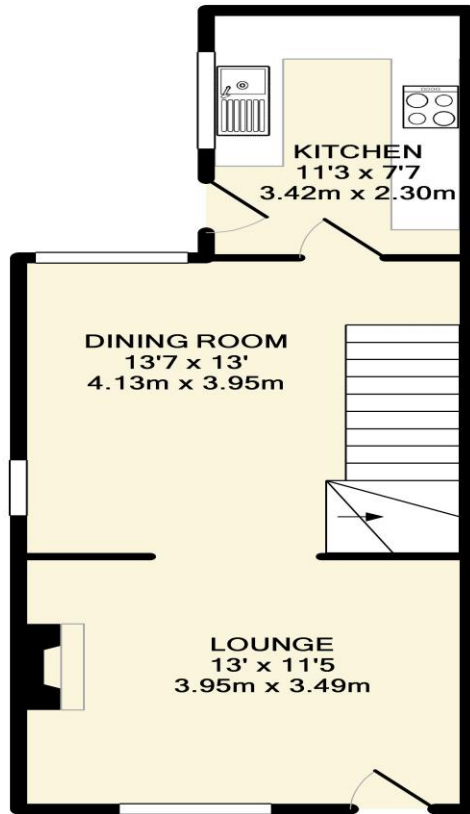
Available to let is this fantastic period style semi-detached home located in the ever-popular semi-rural village of Burscough. The property offers open plan living internally and large gardens externally. The property is set close to some outstanding schools and a college, local amenities, transport links and is just a short drive to the major motorway networks.

On entering this character property, a lovely open plan lounge/sitting room is situated to the front with feature log burning stove. This then opens through to a large rear dining/second lounge room with large window overlooking the gardens. There is then a modern fitted kitchen offering a range of wall, base and drawer units along with integral 'Rangemaster' cooker and hob to the rear. On the first floor a large master bedroom is located to the front of the property offering neutral décor, there is then a second double bedroom to the rear with modern family bathroom comprising of roll top bath, corner shower unit, wc and sink unit.

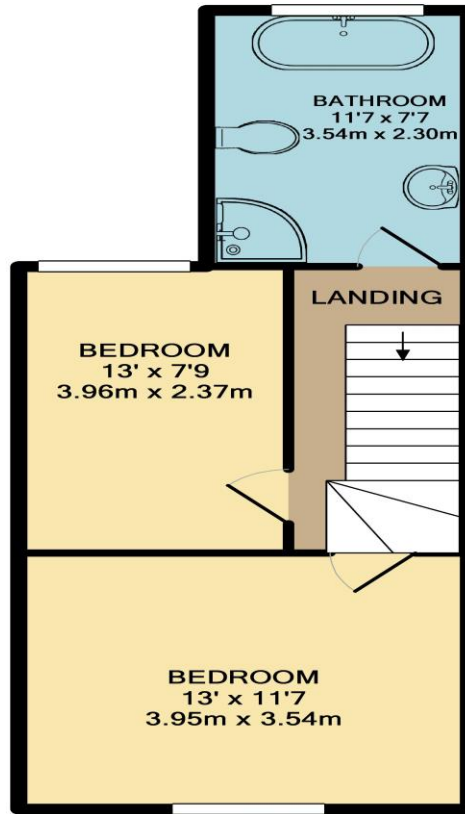
Externally to the front the property offers a good-sized driveway providing off road parking along with a low maintained garden area surrounded by mature hedges. To the rear is a large, enclosed garden which is not overlooked made up of lawn area and patio area all surrounded by mature trees and shrubs. Internal viewings are essential to appreciate the size and overall finish of this great family home.







GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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