



**BRIGHOUSE
WOLFF**

**2 Clayton Gardens, off Liverpool Road South, Burscough, L40 7TF
£395,000**



A very well proportioned three bedroom detached true bungalow which is situated in a much sought after location on an impressive plot of approx. 0.2 acres, with gardens to the front, side and rear elevations.

The bungalow is hidden away in a quiet, tree lined cul-de-sac of three similar sized bungalows just off Liverpool Road South. Situated within close proximity of the centre of Burscough, the property enjoys a very 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 Motorway Network M58 is located at nearby Bickerstaffe.

The village centre with its variety of supermarkets, Canal wharf, shops, restaurants and bars is also situated within a short distance, as are Edge Hill University and Ormskirk Hospital which are both located in nearby Ormskirk.

The accommodation which is all located upon one level, briefly comprises; Entrance porch, hallway, large lounge, dining room, fitted kitchen, utility room, wc/cloaks, three bedrooms and modern bathroom. To the exterior are well maintained garden areas to the front, side and rear. - The rear mainly facing in sunny westerly direction - with parking provided by drive and double garage.

Further benefits include but are not limited to no chain delay, gas central heating & double glazing throughout.

Contact us today to arrange a convenient time to view this superb home.

ACCOMMODATION

GROUND FLOOR

PORCH

Door provides access to all ground floor accommodation.

HALLWAY

Ceiling lighting and internal doors into accommodation.

LOUNGE

17'10" x 12'0" (5.45 x 3.67)

Situated to the rear of the property with patio doors leading into the gardens and double glazed window. Living flame effect fire set in feature fire place, radiator panel, tv point & ceiling lighting.

DINING ROOM

11'10" x 9'2" (3.62 x 2.80)

Window to the rear elevation, radiator panel, ceiling lighting, door access to kitchen.

FITTED KITCHEN

12'4" x 8'8" (3.76 x 2.66)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and splash back tiling. Sink & drainer unit, cooker point, ceiling lighting, double glazed window, access to the utility room and wc/cloaks.

UTILITY ROOM

Plumbing for washing machine, door leading into the gardens, ceiling light point.

WC/CLOAKS

A two piece suite comprising low level wc, wash basin, ceiling light point.

BEDROOM 1

16'11" x 10'7" (5.17 x 3.25)

Double glazed window to the rear elevation, a range of fitted wardrobes and bedroom furniture, radiator panel and ceiling light point.

BEDROOM 2

12'2" x 8'10" (3.72 x 2.70)

Double glazed window to the front elevation, radiator panel and ceiling light point.

BEDROOM 3

12'4" x 8'11" (3.76 x 2.72)

Sliding patio doors lead into the garden, radiator panel and ceiling light point.

BATHROOM

12'2" max x 6'11" (3.72 max x 2.13)

Fitted with a modern white 4 piece suite comprising corner bath, shower cubicle with overhead shower and shower screens, low level w.c. and vanity wash basin. Part tiled elevations. Upvc double glazed frosted window, stainless steel heated towel rail, ceiling lighting.

EXTERIOR

PARKING & GARAGE

The property is situated at the head of an exclusive cul-de-sac of just three bungalows. The shared road leads to a parking area for two cars and a double garage beyond. The garage has an electrically operated up and over door, power, light and personal door to the rear.

GARDENS

The house is located on a well proportioned and maintained plot of approx. 0.2 acres with gardens to three elevations. The main garden areas are laid to lawn with well stocked and mature flower, shrub and tree borders. The rear garden in particular is impressive and provides excellent private outdoor living and entertaining space. There are several patio/seating areas in different locations.

MATERIAL INFORMATION

TENURE

Freehold - No Registrations found.

COUNCIL TAX

West Lancs. Council 2026/27

Band: E

Charge: £3024.72

MOBILE & BROADBAND

MOBILE SIGNAL:

EE - Good outdoor & in-home

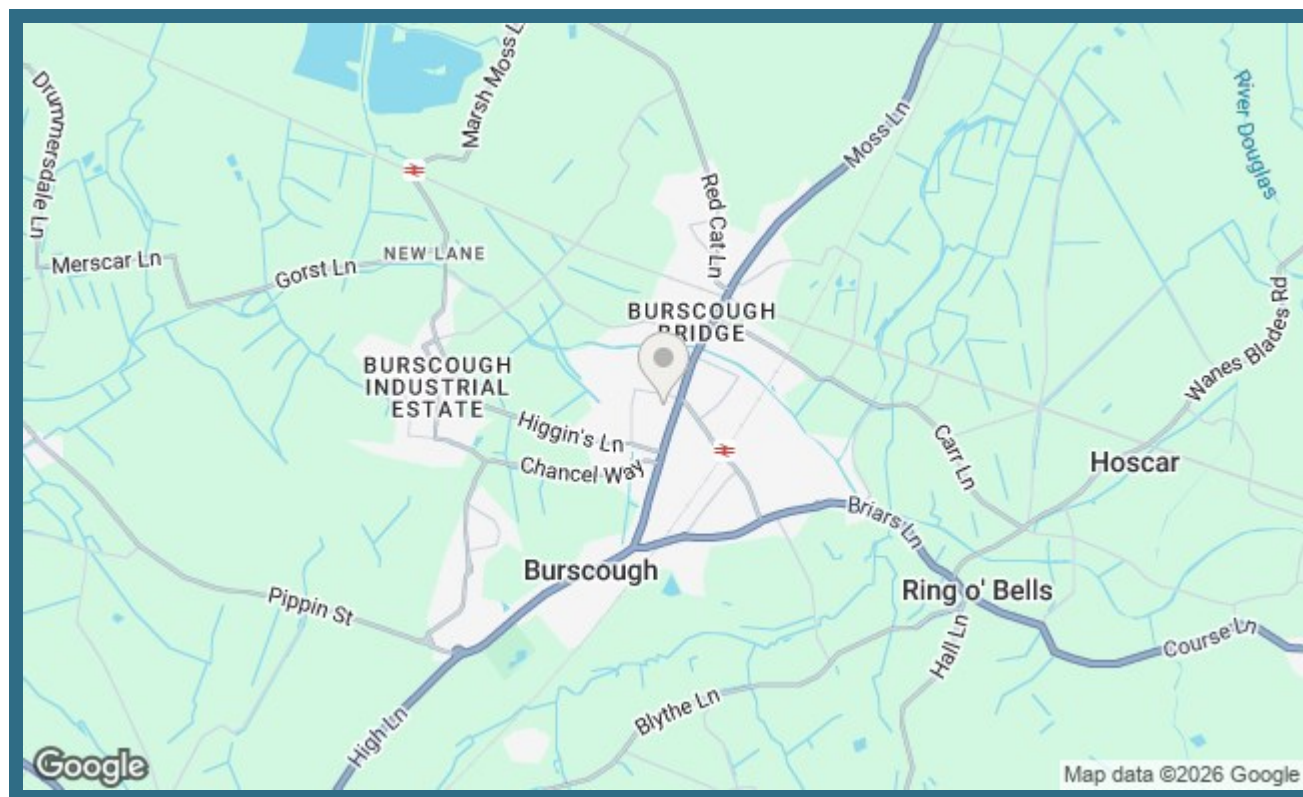
O2 - Good outdoor, variable in-home.

THREE & VODAPHONE - Good outdoor.

BROADBAND: Superfast - Highest available download speed: 80 Mbps.

Highest available upload speed: 20 Mbps

VIEWING BY APPOINTMENT



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.

GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



