

FOR SALE

39, Croft Avenue, Burscough, L40 5TB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



39, Croft Avenue, Burscough, L40 5TB

Exceptional three bed semi-detached home located in Burscough.



- Exceptional semi-detached family home
- Modern fitted kitchen with cooker
- Family bathroom with shower
- Close to schools and amenities
- Great sized reception rooms
- Two double and one single bedroom
- Large gardens to the front and rear
- Available now

Now available for sale and located in the ever-popular area of Burscough is this impressive, three bed semi-detached family home. Croft Avenue has been finished to an excellent standard throughout boasting spacious and contemporary accommodation set over two floors. The property offers superb access into Burscough with all its amenities, public transport links including train station, outstanding schools for all ages and is just a short drive to several major motorway networks.

In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front with double doors leading into the dining room and then conservatory. There is a modern and well-equipped fitted kitchen to the side. Up on the first floor there are two great sized double bedrooms, a third single and then a modern fitted family bathroom.

Externally the property has a well-maintained lawn with driveway providing off road parking for several cars. To the rear there is a large, private and secure garden with patio area and lawn. Internal inspection is highly recommended to truly appreciate the properties size, its excellent finish and superb location.







TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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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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