

**FOR SALE**

4, Junction Lane, Burscough, L40 5SS

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 4, Junction Lane, Burscough, L40 5SS

*A beautifully presented traditional semi detached home with a sunny south-westerly aspect*

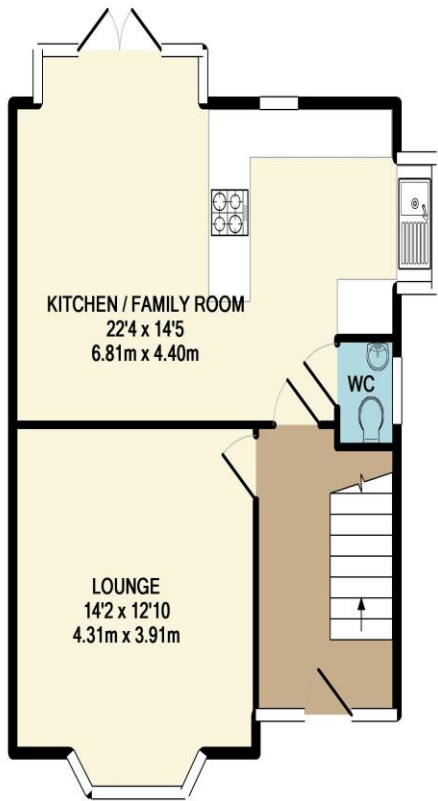


- Handsome period semi in Conservation Area
- Beautifully modernised with character features
- Stunning redesigned family kitchen
- Generous gardens (sunny aspects)
- Prime location / Walk to town centre
- Detached garage & outbuildings
- Ground floor WC
- 1317 SQ.FT. in total

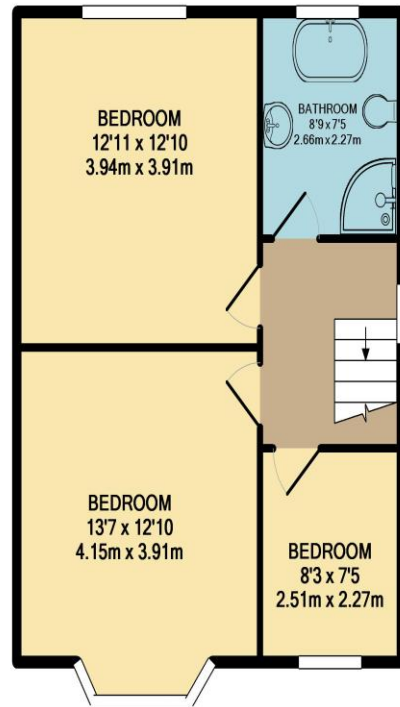
We are delighted to present this handsome traditional semi-detached residence, set back from Junction Lane within generous, mature gardens, offering both privacy and impressive kerb appeal. Positioned within the highly regarded Junction Lane Conservation Area, the property sits amongst an attractive collection of period homes and enjoys one of the most desirable addresses in Burscough and the wider West Lancashire area and is just a short stroll from the vibrant town centre, where a wealth of amenities can be found. Beautifully presented, the property has been sympathetically modernised and enhanced by the current owners, carefully blending period charm with contemporary living. Retaining many original features, the home showcases a welcoming entrance hallway and landing, characteristic of its era. The bay-fronted living room is a standout space, featuring ornate plaster coving and an original tiled open fireplace, creating a warm and elegant setting. To the rear, the kitchen has been thoughtfully opened into the dining area to create a bright, sociable open-plan space, ideal for modern family life. Fitted with a range of classic shaker-style units and integrated appliances, it is both stylish and practical. A feature wood-burning stove adds character, while French doors open onto a sunny Indian stone patio and private rear garden, seamlessly connecting indoor and outdoor living. A convenient ground floor WC completes the accommodation at this level. Upstairs, the landing with side window provides access to three well-proportioned bedrooms, two of which are generous doubles retaining original fireplaces. The family bathroom is beautifully appointed, featuring a freestanding bath alongside a separate shower enclosure. Externally, the property continues to impress with an extensive walled front garden and a driveway providing off-road parking for multiple vehicles. A detached brick-built garage, along with a range of useful outbuildings, offers excellent storage options. To the rear, the enclosed garden enjoys a sunny south-westerly aspect, with a lawn and patio area that is not directly overlooked, creating a private and relaxing outdoor space.



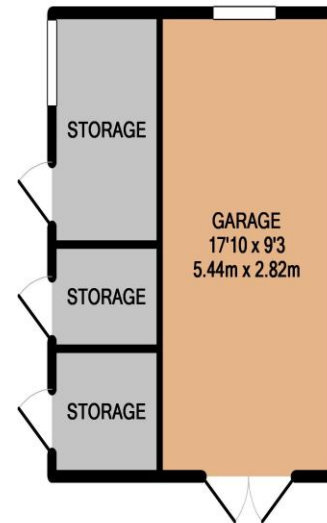




GROUND FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1317 SQ.FT. (122.3 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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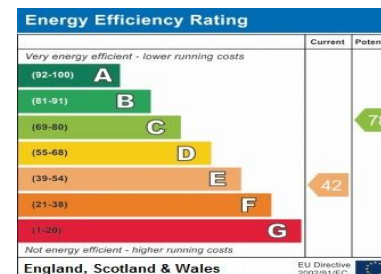
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances 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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