



96a Square Lane, Burscough
£400,000

This beautifully presented true detached bungalow has recently undergone a comprehensive full renovation, including new windows and doors, a full rewire, and new plumbing and heating, creating a stunning home finished to an exceptional standard throughout.

The thoughtfully designed accommodation comprises an entrance hall leading into a spacious open plan kitchen, living area and sunroom, providing a bright and versatile space ideal for modern living and entertaining. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite, in addition to a contemporary main bathroom.

Externally, the property enjoys well-proportioned front and rear gardens, along with a detached double garage and driveway providing off road parking for two vehicles.

Immaculate throughout and ready for immediate occupation, this superb bungalow is offered to the market with **no onward chain**, presenting a rare opportunity to acquire a fully modernised home of this quality.

- True Detached Bungalow
- Two Double Bedrooms
- Bathroom & En-Suite
- Newly Renovated Throughout
- Full Rewire & Plumbing Completed
- Enclosed Rear Garden
- Detached Double Garage
- No Onwards Chain



Entrance

Front door to hallway with doors leading to kitchen living, both bedrooms and bathroom.

Kitchen Living

30' 1" x 23' 7" (9.17m x 7.18m)

Bursting with light this open plan Kitchen Lounge is the heart of the home. The brand new kitchen comprises of an excellent range of eye and low level units incorporating a Belfast sink, built in electric hob located on the island, built in electric oven and microwave. The kitchen also benefits from integrated fridge freezer, dishwasher and washing machine. Window to side, French doors to rear leading into garden and LVT flooring throughout.

Sun Room

Open plan into living kitchen the sun room benefits from windows all around, French doors to side leading into rear garden and new roof.

Bedroom One

11' 2" x 12' 1" (3.40m x 3.69m)

Window to front and door into En-suite.

En-Suite

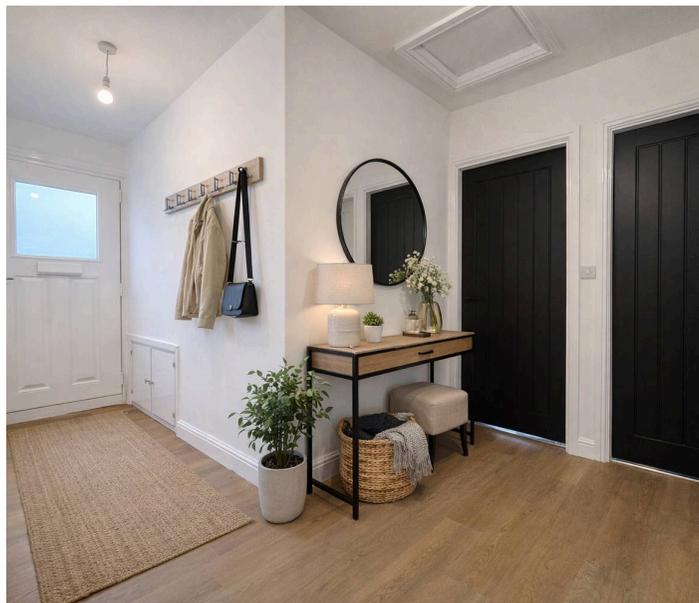
4' 10" x 7' 8" (1.48m x 2.34m)

Three piece suite comprising of double walk in shower cubicle with mixer shower over, vanity wash hand basin and low level WC, heated towel rail and fully tiled. Window to side.

Bedroom Two

14' 1" x 12' 1" (4.28m x 3.69m)

Window to front.



Bathroom

8' 9" x 7' 10" (2.67m x 2.39m)

Three piece suite comprising panelled bath with mixer shower over and screen, vanity wash hand basin, low level WC and heated towel rail. Fully tiled and window to side.

Garage

17' 5" x 22' 0" (5.30m x 6.70m)

Double detached garage with two electric up and over doors to the front with door and window to rear.

Front Garden

Enclosed rear garden with planted borders, pathway and side passage to front door and gate to rear garden.

Rear Garden

Enclosed rear garden with patio areas and lawn, well established and not overlooked. Gate to front and rear.

Please note photos have been virtually staged for marketing purposes

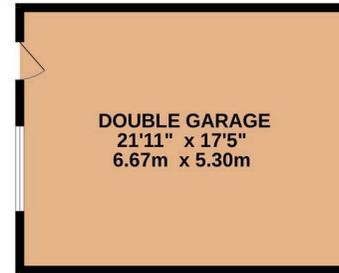




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 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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