

FOR SALE

8, Clough Avenue, Burscough , L40 5BG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Clough Avenue, Burscough , L40 5BG

Excellent fully renovated detached family home overlooking the Leeds and Liverpool Canal



- Fully renovated detached family home
- Great sized and versatile receptions
- Modern fitted kitchen and utility room
- Four good sized bedrooms
- Family bathroom and en-suite
- Gardens / driveway / garage
- SOLD WITH NO ONWARD CHAIN
- 1215 SQ. FT.

An exciting opportunity to purchase a fully renovated detached family home in Burscough. Situated on a popular modern development alongside the Leeds and Liverpool Canal, this impressive four-bedroom property on Clough Avenue is ideal for a growing family. It enjoys convenient access to local amenities, the village centre, schools for all ages, public transport links, and attractive countryside and canal walks from the doorstep.

Offered for sale with no onward chain, this superb home has been finished to an exceptionally high standard throughout. The kitchen and dining area have been opened to create a fantastic open-plan living space. The accommodation briefly comprises an entrance hallway, cloakroom/WC, a spacious formal lounge with patio doors opening onto the rear garden, and a generous dining area leading into a modern, newly fitted kitchen with a range of wall, base, and drawer units, cooker, and utility room. On the first floor, there are three well-proportioned double bedrooms with newly fitted carpets, including a main bedroom with a newly installed en-suite shower room. There is also a fourth good-sized single bedroom and a modern, newly fitted family bathroom. The property also benefits from new windows throughout, new French doors, integrated appliances in the kitchen, blinds and light fittings and integrated remote-controlled blinds to the French doors.

Externally, Clough Avenue benefits from well-kept landscaped gardens to the front and side, with a driveway and garage to the rear. The private, enclosed rear garden features a patio and well-maintained lawn. Internal viewing is highly recommended to fully appreciate the property's size, outstanding finish, and excellent location.

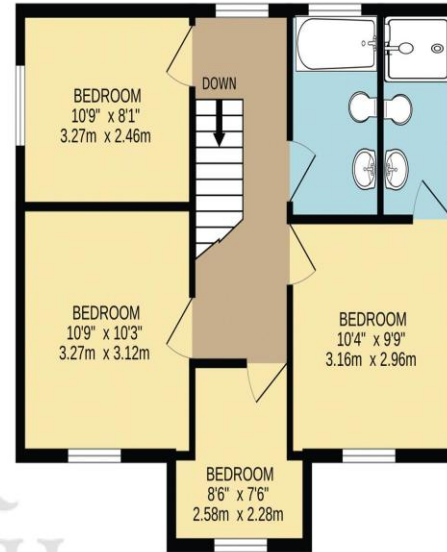
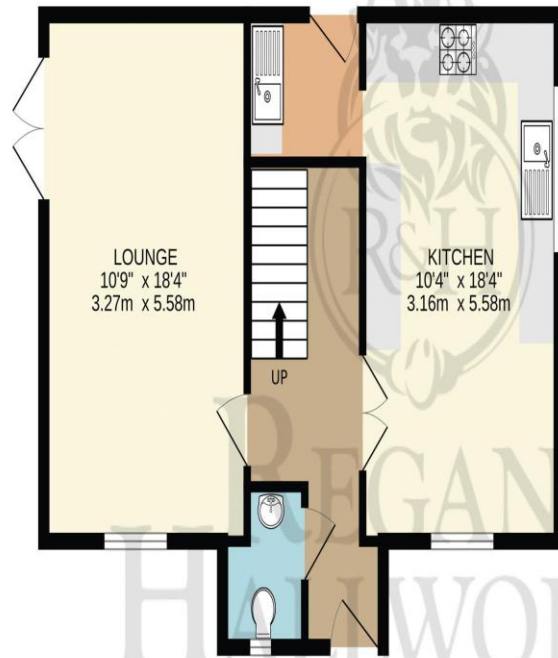




GARAGE
158 sq.ft. (14.7 sq.m.) approx.

GROUND FLOOR
529 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
529 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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