

FOR SALE

7, Primrose Close, Burscough, L40 5BW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Modern semi with superb tucked-away position & much larger than average plot.

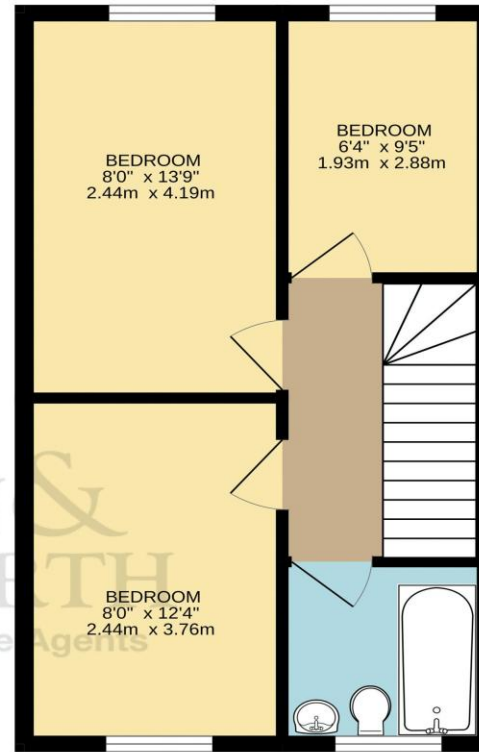
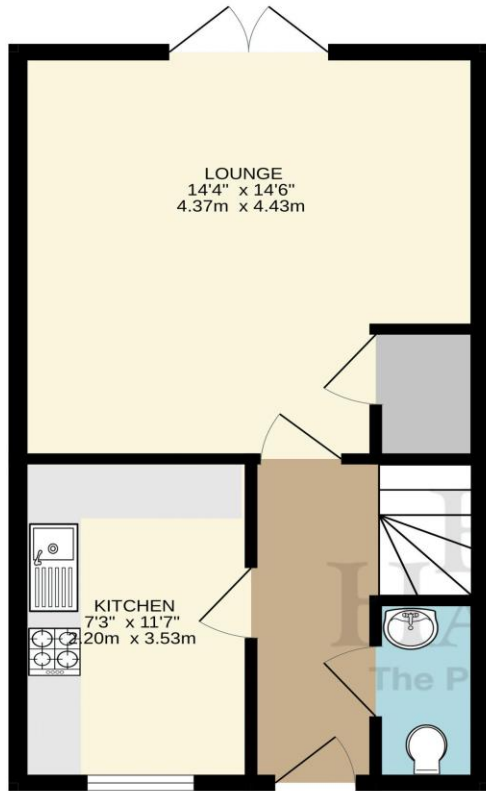


- Beautiful modern semi-detached home
- Highly prized modern development
- Much larger than average plot
- Close to centre / train station
- 3 beds / 1 reception room
- Quiet tucked away position
- Additional parking to front
- 747 SQFT

Enviably positioned on a smart modern development in the bustling village of Burscough, this immaculately presented 3 bed semi-detached home offers superb internal condition & would be ideal for any first time buyers looking to get onto the property ladder. Tucked away right in the corner of the close, in a particularly private section of the development, the home enjoys a choice position in the corner, plus benefits from a much larger rear & side plot than the neighbouring properties and additional land to the front, resulting in much more off road parking than normal too. Internally the living space is superbly presented & in brief comprises; an entrance hallway with wc / cloaks, a modern fitted kitchen which benefits from a range of integrated appliances, a large rear lounge with French Doors that lead out onto the rear garden. Upstairs, there are three good sized bedrooms & a smart, principal bathroom suite. Externally the garden is notably private, well stocked and boasts an extended patio area which runs down the side of the garden too. The plot extends to the rear & side, with a driveway to the front providing off road parking plus the additional parcel of land to the front too. Locally, the home sits just a stone's throw to all of Burscough's various shops, pubs and acclaimed schools, plus some stunning canal-side walks - this home is ideally positioned & early viewings are essential.







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TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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