



10 Warpers Moss Close, Burscough
£240,000

Tucked away within a peaceful cul de sac and ideally positioned within easy walking distance of village amenities, this well proportioned semi-detached house offers comfortable living in a highly convenient location.

The accommodation comprises an entrance hallway, a spacious lounge opening into a dining area, a fitted kitchen, and a generous conservatory to the rear, providing an excellent additional living space overlooking the garden.

Externally, the property benefits from front and rear gardens, a private driveway, and a detached garage, offering ample parking and storage.

Offered to the market with no onward chain, this property presents a great opportunity for a range of buyers and is ready for its next chapter.

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- Open Plan Lounge Dining
- Three Bedrooms
- Close To All Village Amenities
- Cul De Sac Location
- Private Driveway & Detached Garage
- Front & Enclosed Rear Gardens
- NO CHAIN



Entrance Hall

Front door into hall with stairs to 1st floor and doors leading to lounge, kitchen and understairs storage. Tiled flooring.

Lounge

13' 1" x 10' 1" (3.99m x 3.08m)

Window to front and gas fire with surround. Opens into dining area.

Dining Room

8' 0" x 9' 7" (2.43m x 2.93m)

French doors leading into conservatory and open plan into lounge.

Conservatory

13' 5" x 12' 6" (4.10m x 3.80m)

Great space with lots of light making it a bright reception with a door into kitchen and French doors leading into rear garden.

Kitchen

9' 7" x 8' 0" (2.92m x 2.43m)

An excellent range of eye and low level units incorporating a ceramic sink and drainer unit, built in gas hob with extractor over and built in electric oven. Plumbed in for washing machine and integrated fridge/freezer. Window to side and doors into conservatory and hallway. Tiled flooring.

Landing

Window to side and loft access. Doors leading to three bedrooms and bathroom.

Bedroom One

12' 0" x 9' 3" (3.65m x 2.82m)

Window to front and built in wardrobe.



Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)

Window to rear and built in wardrobe.

Bedroom Three

8' 6" x 6' 5" (2.60m x 1.95m)

Window to front and built in storage cupboard.

Bathroom

5' 10" x 6' 4" (1.79m x 1.94m)

Three piece suit comprising panelled bath with mixer shower head over, pedestal wash hand basin and low level WC. Window to rear and fully tiled.

Garage

15' 9" x 9' 5" (4.81m x 2.86m)

Detached garage with electrics, up and over door with window to rear.

Front Garden

Private driveway with ample parking and front lawn with planted borders.

Rear Garden

Enclosed rear garden well presented with lawn, patio and planted borders.

DRIVEWAY

3 Parking Spaces

Private driveway with ample parking.

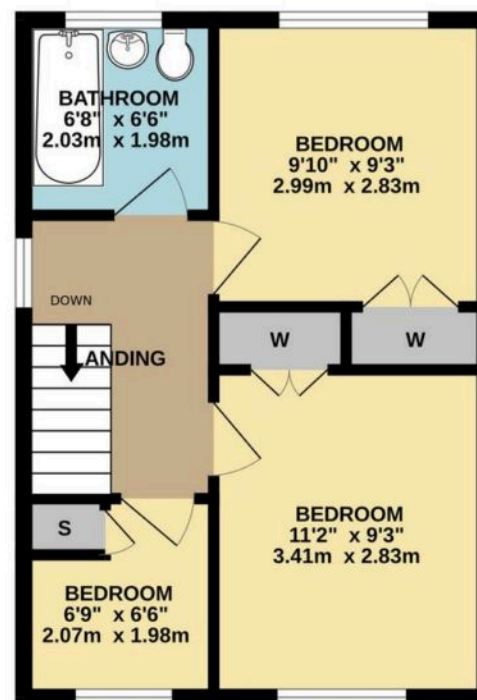




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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