



BRIGHOUSE
WOLFF

99A Square Lane, Burscough, Lancashire L40 7RG
£565,000



A modern & very well proportioned four bedroom detached family home, designed and built for the current owner to a high specification and situated in a much sought after location on an impressive plot with gardens to the front and rear elevations.

This superb family home extends to well in excess of 2,000sq. ft. internally and is therefore well proportioned internally. The home is situated in a well renowned Lane and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops. The property is a brisk walk or short drive from both of the village's railway stations which provide direct access into Liverpool & Manchester City Centre's, whilst access to the Motorway Network M58 is located at nearby Bickerstaffe.

The village centre with a variety of supermarkets, shops, restaurants and bars is also situated within a short distance, as are Edge Hill University and Ormskirk Hospital which are both located locally.

The accommodation which provides a very spacious, light and modern layout, briefly comprises; Porch, entrance hallway, lounge, living room, open plan sitting/kitchen/dining rooms, utility room, shower room and WC/cloaks to the ground floor. To the first floor there are four generous double bedrooms and modern 4 piece family bathroom. The master suite is served by en-suite shower room and bedrooms 2 & 3 by an additional 'Jack & Jill' en-suite shower suite. To the exterior, the property is set upon a well proportioned rectangular plot, with impressive private rear garden areas, a large gravelled driveway and large carport.

Further benefits include but are not limited to gas central heating/underfloor heating & double glazing throughout.

Contact us today to arrange a convenient time to view this superb family home.

ACCOMMODATION

GROUND FLOOR

PORCH

Wooden entrance door and windows

ENTRANCE HALLWAY

Impressive light and large hallway, with tiled floor, ceiling light point and wooden bannister. Providing access to all accommodation.

WC/CLOAKS

Low level WC, vanity wash hand basin and unit, partially tiled, ceiling light point.

LOUNGE

18'8" x 12'7" (5.71 x 3.85)

Open room to the front elevation providing a quiet living space with solid fuel stove set in feature fire place underfloor heating, ceiling light point & TV point.

LIVING ROOM

14'5" x 12'7" (4.40 x 3.86)

Upvc double glazed window to the front elevation, underfloor heating, ceiling lights.

KITCHEN, SITTING & DINING ROOMS

28'8" x 13'10" (8.76 x 4.23)

Open plan living space to the whole of the rear of the property with garden views. Underfloor heating throughout. Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and floating island. Partially tiled elevations. Integrated gas hob, double oven, extractor chimney and sink and drainer. Dining area has tiled flooring, open to kitchen, radiator

panel and ceiling light points, double French doors leading through to the rear garden area. Sitting Room; Open plan, double glazed window unit to the rear, TV point, ceiling light point.

SHOWER ROOM

Shower cubicle with overhead shower, ceiling light point partially tiled elevations.

UTILITY ROOM

6'9" x 4'9" (2.06 x 1.47)

Plumbed for washing machine and dryer, storage space, ceiling light point

FIRST FLOOR

Large landing area with window to the front elevation and providing access to all of the first floor accommodation.

BEDROOM 1

15'8" x 12'7" (4.79 x 3.85)

Double glazed window to the front elevation with open countryside views across the lane. Radiator panel & ceiling light point.

EN-SUITE

Modern 3 piece shower suite comprising; double shower cubicle with overhead shower, low level WC, wash hand basin, tiled walls and floor.

BEDROOM 2

4.79 x 3.85

Double glazed window to the front elevation, radiator panel & ceiling light point.

JACK & JILL SHOWER ROOM

6'0" x 5'9" (1.85 x 1.76)

Modern 3 piece Jack and Jill shower suite serving bedrooms 2 & 3 and comprising; shower cubicle with overhead shower,, low level WC, wash hand basin, tiled walls and floor.

BEDROOM 3

13'5" x 10'8" (4.10 x 3.27)

Double glazed window to the rear elevation, radiator panel & ceiling light point.

BEDROOM 4

4.10 x 3.27

Double glazed window to the rear elevation, radiator panel & ceiling light point.

FAMILY BATHROOM

10'6" x 6'4" (3.22 x 1.95)

A modern four piece family bathroom suite comprising; panelled bath, low level WC, wash hand basin, double shower cubicle with overhead shower, tiled walls and flooring.

EXTERIOR

The front has a large gravelled driveway providing parking for several vehicles.

The rear gardens are particularly impressive in size and provide excellent outdoor living space. They are mainly laid to lawn, fully fence enclosed with a flagged patio and paths adjacent to the main dwelling.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27

Band: F

Charge: £3574.67

CONSTRUCTION

Standard

MOBILE & BROADBAND

Broadband: Ultrafast - Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps

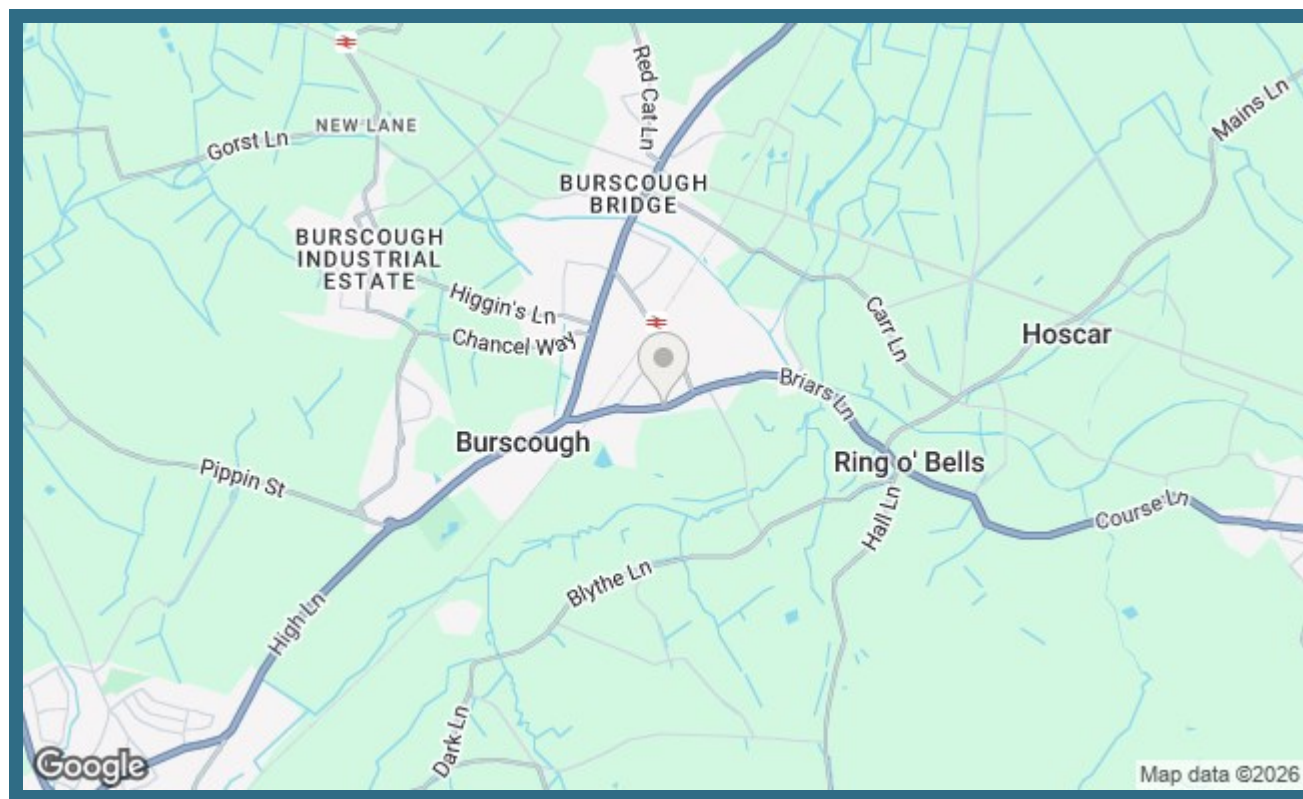
Mobile Signal:

Good Outdoor, Variable in-home: O2, EE & Vodaphone.

Good Outdoor: Three

(Ofcom website)

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA - 2388 sq.ft. (221.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



