FOR SALE

3, Clayton House Gardens, Burscough, L40 7TF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



3, Clayton House Gardens, Burscough, L40 7TF

Superb detached true bungalow tucked away in a secluded setting & chain free.



- Beautiful detached true bungalow
- Lovely presentation throughout
- Ideal for retired clients
- Available chain free
- 3 bedrooms / 1 reception room
- Secluded, tucked-away position
- Close to Burscough Town Centre
- 1343 SQFT

Resting on a superb & substantial overall plot & tucked away in a secluded, little known setting just off Liverpool Road in the bustling village of Burscough - Clayton House Gardens is a wonderful & unique location comprising just three, large detached true bungalows. Number 3 Clayton House Gardens is beautifully presented throughout & totals a deceptive 1343 square feet of living space that would make the perfect purchase for any retired clients looking for something that is entirely set across one floor. Brimming with instant kerb appeal, the bungalow in brief comprises; a welcoming entrance hallway, beautiful contemporary fitted kitchen diner with solid oak floors & a range of integrated appliances, beyond which is a utility room & wc / cloaks. There is a large main lounge to the rear with patio doors that lead outside, three lovely bedrooms & a superb principal shower room. Externally the home rests on a particularly large overall plot, with the lovely gardens offering considerable privacy & extending to both sides of the bungalow. There is a particularly spacious front driveway with ample off road parking plus access to a double detached garage too. Locally, the centre of Burscough itself is conveniently close & therefore gives good access to both train stations & the area's numerous shops / eateries and pretty canal-side walks. Early viewings are essential. No chain.



















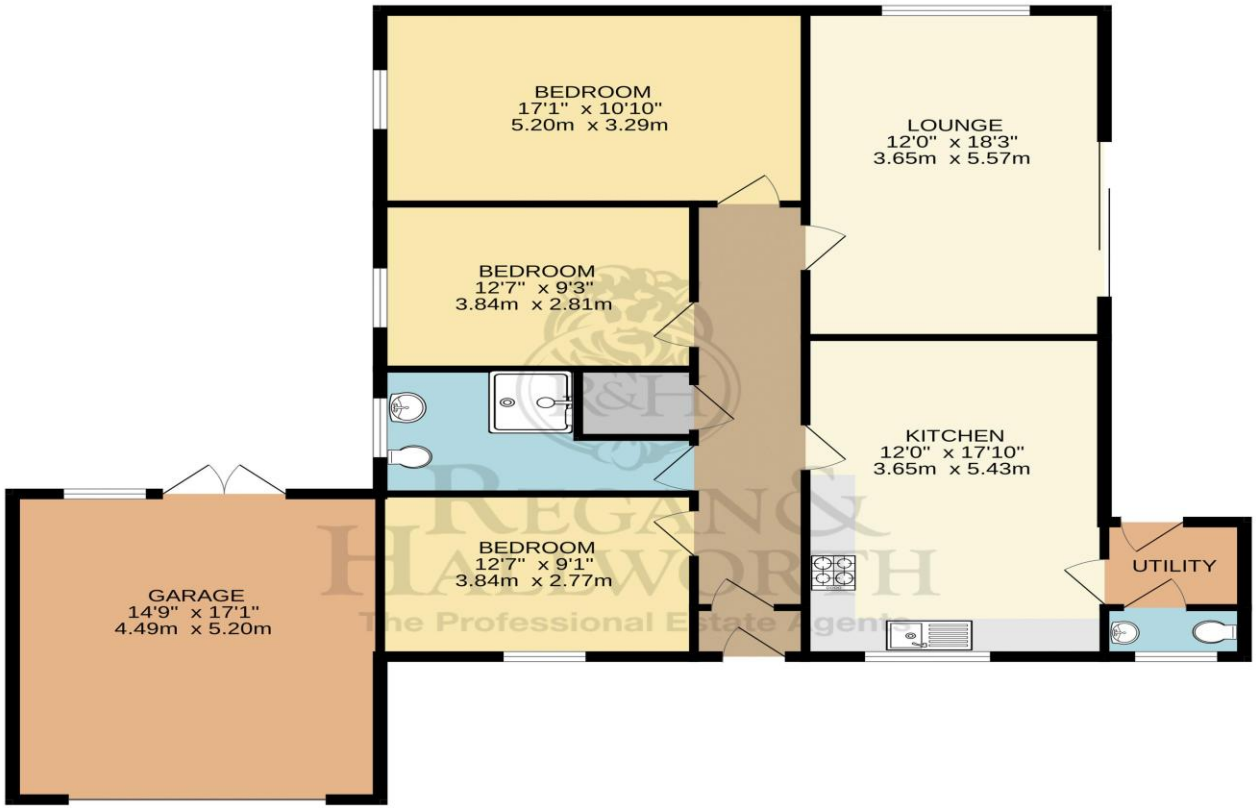








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TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

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.