

FOR SALE

Pamama, 2 Flax Lane, Lathom, L40 5TD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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This beautifully presented four-bedroom detached residence offers exceptionally versatile living



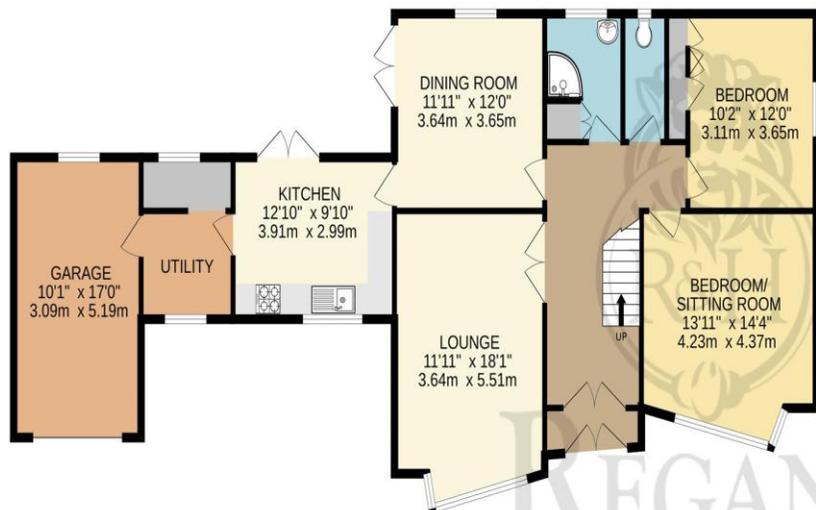
- Beautiful detached bungalow
- High quality renovated interior
- Ample parking & detached garage
- Gas central heating / Double glazing
- Four bedrooms
- Wrap-around gardens
- Countryside & Burscough setting
- 1853 SQ.FT. / Freehold

Occupying an attractive corner plot where open countryside meets the ever-popular Burscough, this beautifully presented four-bedroom detached residence offers exceptionally versatile living space extending to approximately 1,850 square feet – perfectly suited to growing families as well as buyers seeking generous single-storey accommodation. From first glance, the home's established wrap-around gardens and ample driveway parking create a welcoming first impression. The corner position enhances both privacy and natural light. Internally, the accommodation has been thoughtfully arranged to provide flexibility for a range of lifestyles. The ground floor offers substantial living space, including multiple reception areas that can easily adapt to changing needs – whether as family lounges, formal dining, playrooms or home offices. For those seeking predominantly single-storey living, the layout provides the comfort and practicality of generous ground-floor accommodation, with rooms that can readily serve as ground-level bedrooms if desired. At the heart of the home is the recently updated kitchen – stylish, contemporary and highly functional. Designed for modern living, it offers excellent storage and preparation space, making it ideal for busy family life or entertaining guests. Its central position ensures it remains the social hub of the home. Upstairs, additional well-proportioned bedrooms provide ideal space for children, visiting family or live-in relatives, allowing the property to evolve with its owners' needs. The flexibility between floors makes this an especially appealing home for multi-generational living or buyers planning for the future. Outside, the well-established wrap-around gardens offer a private and mature setting, with lawns and seating areas that provide space to relax, entertain and enjoy the changing seasons. The corner plot further enhances the feeling of space rarely found in modern developments. Perfectly positioned on the edge of countryside yet within easy reach of the amenities, schools and transport links in Burscough, this is a home that truly combines lifestyle, flexibility and location – offering space to grow, adapt and enjoy for years to come.

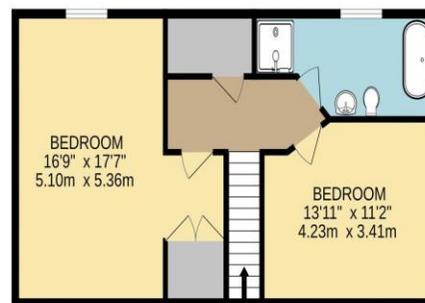




GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



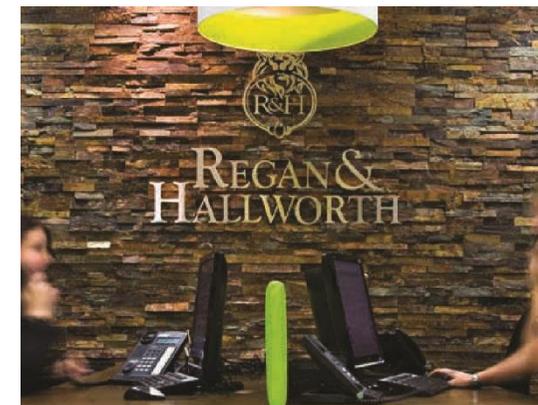
1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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