

**67 Moss Lane, Burscough**

Ormskirk

Offers in Region of **£320,000**

Occupying a desirable position on Moss Lane, this beautifully extended semi-detached family home enjoys uninterrupted countryside views to both the front and rear, offering the perfect blend of rural surroundings and modern family living. The accommodation comprises an entrance hall, a spacious lounge, an open-plan kitchen and dining area, an additional reception room providing flexible living space, a ground floor WC, and a useful pantry. To the first floor are three bedrooms and a family bathroom. Externally, the property boasts a private driveway providing ample off-road parking, a garage, and an enclosed rear garden backing directly onto open fields, creating a peaceful and private setting with breathtaking views. Offered to the market with no onward chain, this fantastic home presents a rare opportunity to enjoy spacious accommodation in a sought-after semi rural location. Early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi Detached
- Two Receptions
- Three Bedrooms
- Private Driveway
- Not Overlooked
- Garage/Workshop
- Enclosed Rear Garden With Views
- No Onwards Chain



### Entrance Hall

Front door to hallway, door to lounge and stairs to 1st floor.

### Lounge

13' 9" x 20' 6" (4.18m x 6.25m)

Bay window to front, doors leading to kitchen, hall and understairs storage cupboard. Electric fire and laminate flooring.

### Kitchen Dining

11' 4" x 16' 8" (3.45m x 5.07m)

A excellent range of eye and low level units incorporating a Belfast sink. Range master cooker and plumbed for washing machine. Window to rear and door to inner hallway.

### Inner Hallway

Door into downstairs WC and door to reception.

### Cloakroom

Low level WC and tiled flooring.

### Reception

7' 9" x 11' 5" (2.36m x 3.49m)

Currently being used as an office/sitting room. Sliding doors leading to rear garden and door into walk in pantry.

### Pantry

Storage room/pantry. Door leading into garage.

### Landing

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

### Bedroom One

9' 5" x 10' 6" (2.86m x 3.20m)

Window to rear with views, built in double wardrobe and loft access.



**Bedroom Two**

10' 6" x 9' 8" (3.20m x 2.94m)

Window to front.

**Bedroom Three**

6' 6" x 4' 7" (1.98m x 1.39m)

Additional measurements 2.40 Window to front. Storage cupboard with boiler.

**Bathroom**

5' 7" x 6' 5" (1.69m x 1.95m)

Three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Heated towel rail and window to side. Underfloor heating.

**Garage/Workshop**

7' 7" x 15' 4" (2.30m x 4.67m)

Electric roller shutter door. Units and workbench. Laminate flooring. Electrics and water tap.

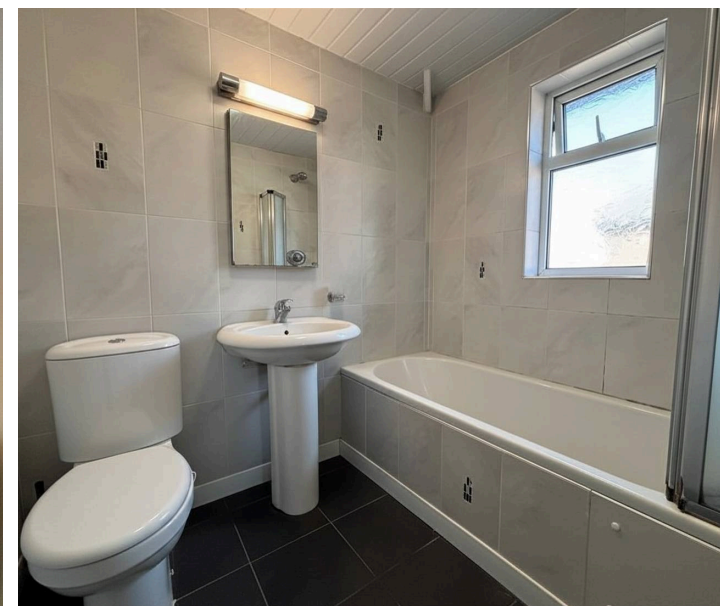
**Rear Garden**

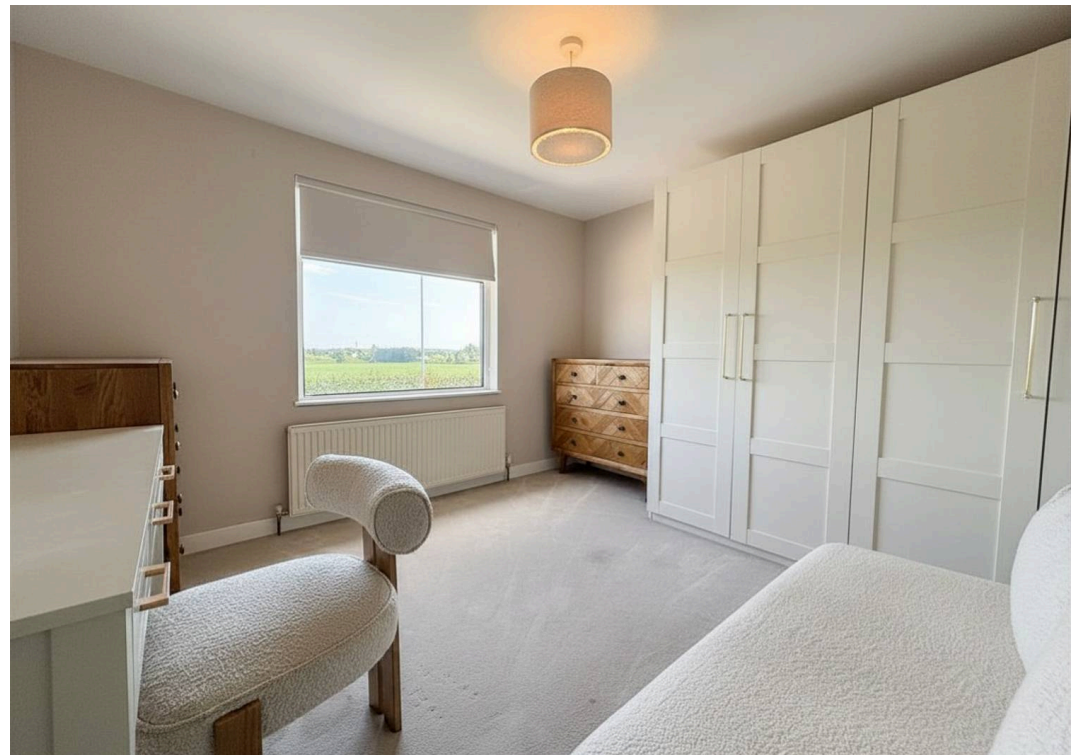
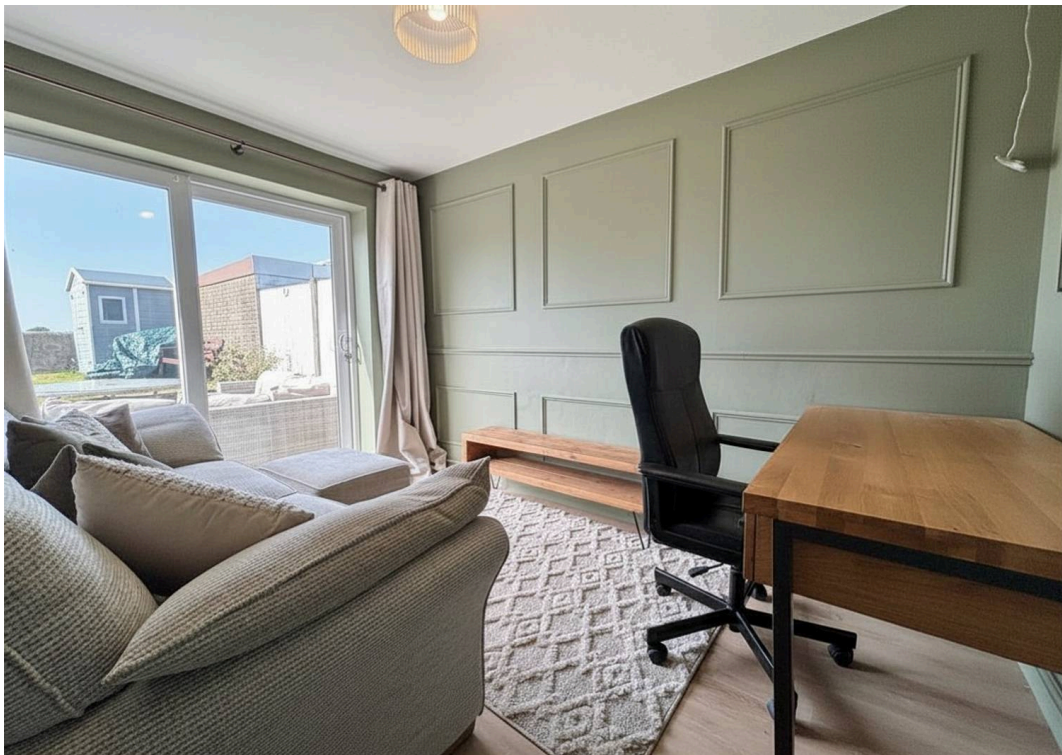
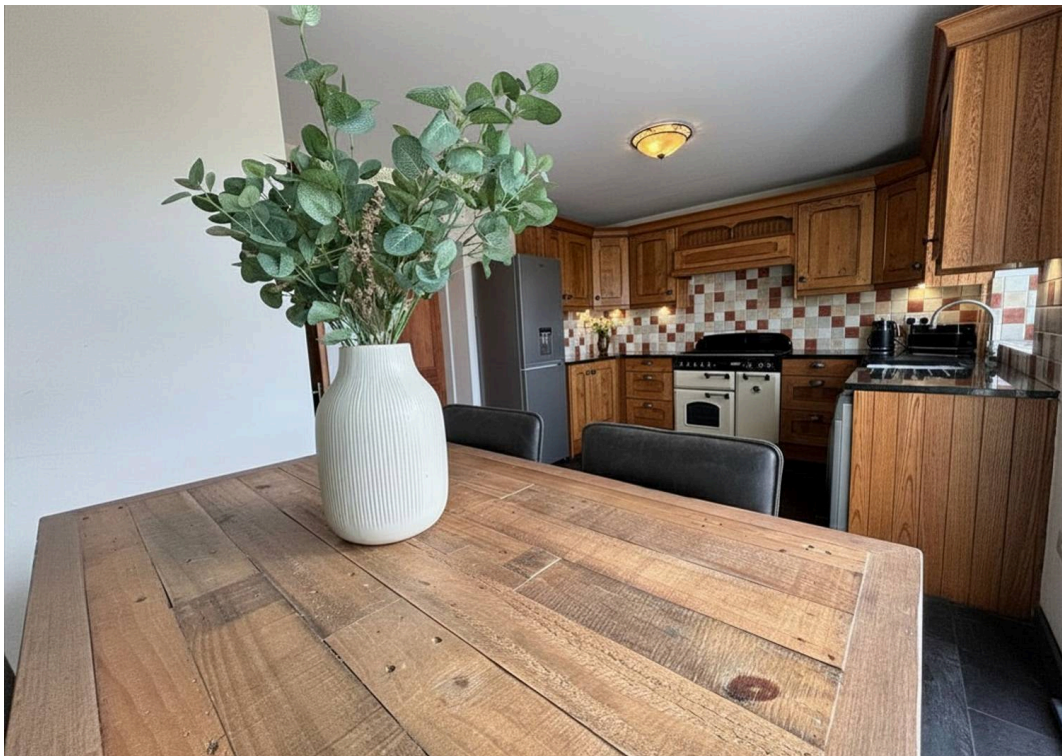
Enclosed garden, patio and raised lawn. Views to rear. Gate to side leading to front. Water tap.

**DRIVEWAY**

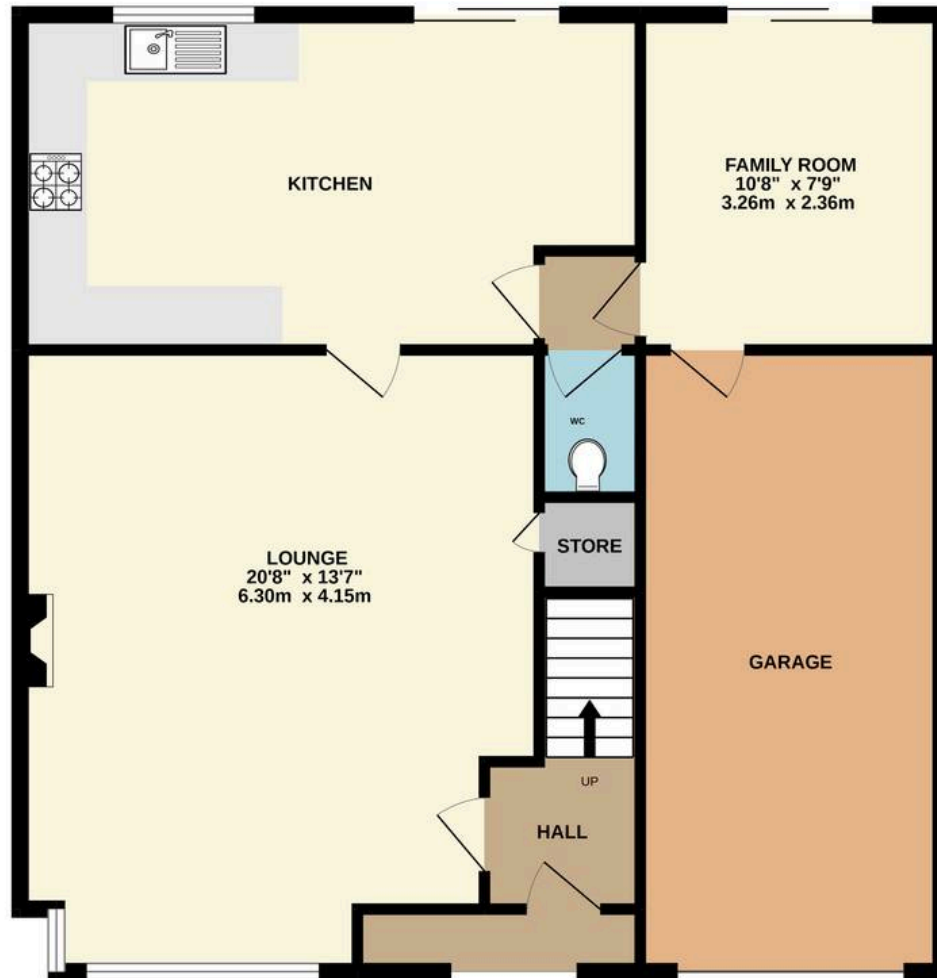
4 Parking Spaces

Private driveway with ample parking

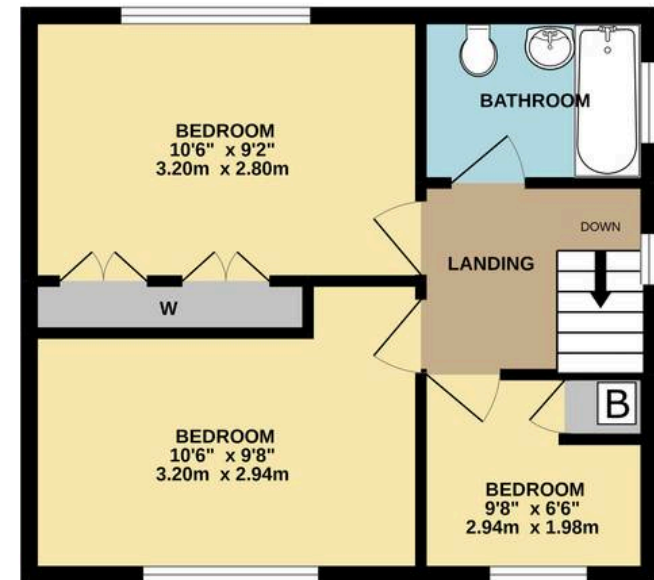




GROUND FLOOR



1ST FLOOR



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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