

4 Bed Semi-Detached In Mill Lane , Burscough, L40 5TJ

£495,000





SHORT DESCRIPTION

Property Ref: 17337 DESCRIPTION: Discover a unique and rare opportunity to acquire this impressive extended four bedroom 1,816 Sq ft semi detached house. refurbished and finished to an exceptional standard. And with a unique blend of character and modern style. The property benefits from a very spacious 25 ft x 24 ft 8 dining room, separate living room and super modern kitchen, with all integrated appliances, utility room, and WC. On the first floor you will discover four generous bedrooms and a luxury bathroom. This is a must see opportunity! And likely the first to see will buy. ACCOMMODATION: Ground Floor; Hallway; 8ft 6 x 8ft 3. A very useful space. Living Room; 15ft 7 x 14ft 6 Wonderful room with bay window overlooking the front Kitchen & Dining Room; 25ft x 24ft 8. Delightful kitchen, with modern integrated appliances. complemented by a practical utility room and a convenient downstairs WC, Elegant bi fold doors flood the space with natural light and open directly onto the rear garden, where you can enjoy sunshine all day long. Karndean oak wood style flooring. Utility Room; 8ft 1 x 6ft 9. Integrated appliances, Baxi boiler, door access to rear garden, tiled flooring. WC; 6ft 9 x 2ft 7. Tiled flooring Stairs leading to, First Floor; Landing; 15ft 1 x 10ft 3. All rooms leading from, and a good deal of natural light from the velux windows, carpeted. Main Bedroom 1; 14ft 9 x 13ft 3. Overlooking rear garden, fitted wardrobes, carpeted. Bedroom 2; 15ft 3 x 10ft 11. Overlooking front, fitted wardrobes, carpeted Bedroom 3; 13ft 4 x 8ft 6. Overlooking front, carpeted. Bedroom 4; 12ft 9 x 6ft 3. Overlooking rear garden, carpeted Bathroom; 9ft 7 x 8ft 6. luxurious, high specification fully tiled family bathroom with both bath and separate walkin rainfall shower. Designed for ultimate comfort. Detached Garage; 10'ft 3 x 11ft 10. With power and light, electronically operated roller shutter, and rear door giving direct access to the rear garden Outside; Externally, the property has a front garden with ample parking for three to four cars, along with a single detached garage. The garage is conveniently accessed to and from the rear garden via a secure door, providing both practicality and storage options. Super attractive southerly facing private rear garden on a level plot, mainly lawned, with a paved patio and raised walled flower beds. Ideal for BBQ, entertaining and relaxation. There are also power points and a water tap LOCATION; Highly sought after location renowned for its mix of independent shops, cafés restaurants, excellent local schools, and good transport links are all within easy reach And only a short distance from all the many excellent local amenities, schools, and transport links, all within easy reach. TRANSPORT LINKS; Excellent train links via Burscough Bridge and Burscough Junction, both only a short walk away. See to scale floorplan for the layout and accommodation. Must see opportunity. First to see will likely buy. Video tours also available on request. -- Property Type: Semi Detached Guide Price; £495,000.00. Tenure: Freehold Council Tax Band: C. EPC Certificate Rating: C, which Expires 27th August 2035 Area; Ground floor; 973 Sq ft. 1st floor; 843 Sq ft. Total Area; 1,816 Sq ft. Outside Space: Detached garage, driveway parking for three to four cars, rear garden and patio Parking: Driveway, off street. Heating Type: Gas Central Heating via Boiler, plus underfloor heating and double glazed room windows throughout. Certificates: Gas Certificate and EICR Available. Possession of the property: Vacant. Chain free Self-occupied AML Regulations; We are required by law to conduct anti-money laundering checks on all buyers. AML Team carries out the initial checks on our behalf. You will receive a link via email from AMLTeam once you have had an offer accepted Subject to Contract on a property you wish to buy. The cost of these checks is a nominal £25 per buyer. This covers the cost of obtaining relevant data and any required manual checks. This fee will need to be paid by you in advance, ahead of us issuing Memorandum of Sale, this is non refundable.

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Bed Room(s)

1

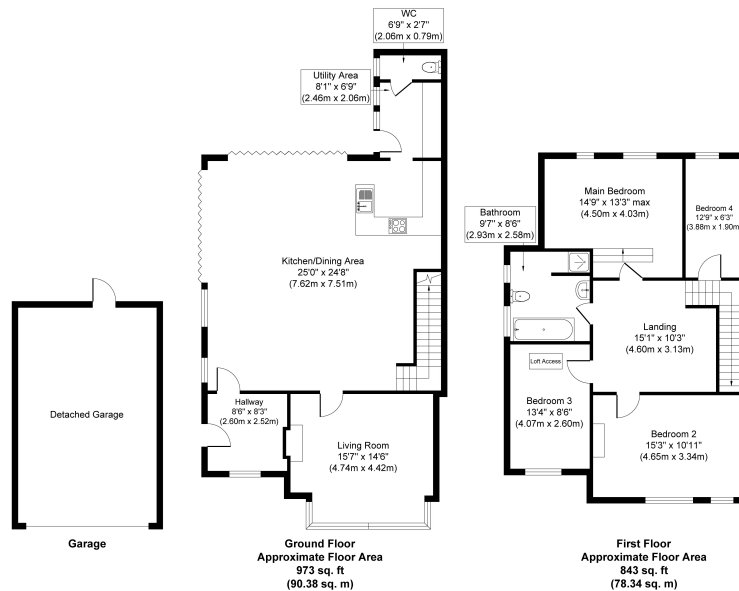
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

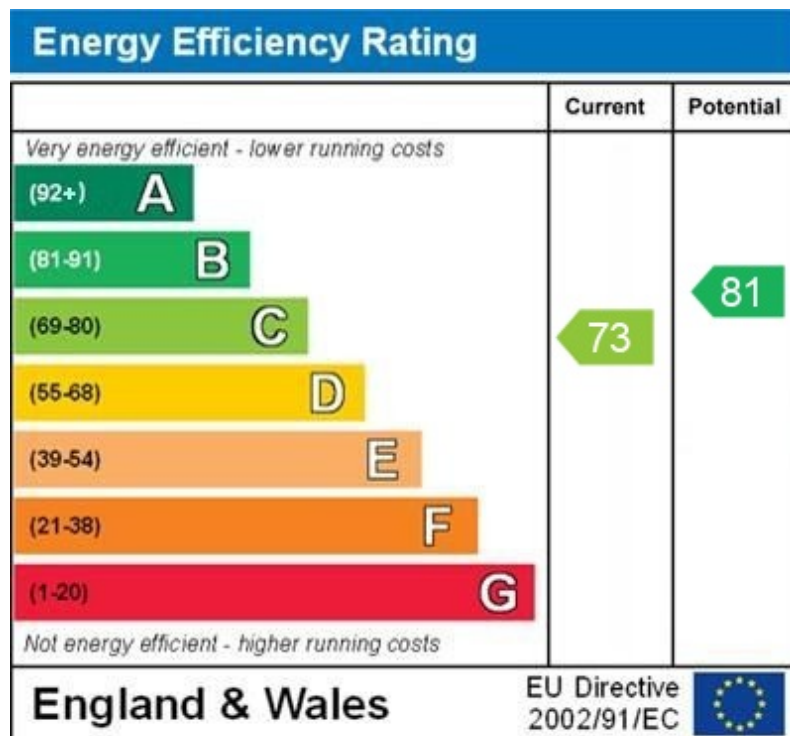


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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EPC GRAPH

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