



nswproperties

SQUARE LANE, BURSCOUGH

ASKING PRICE: £320,000

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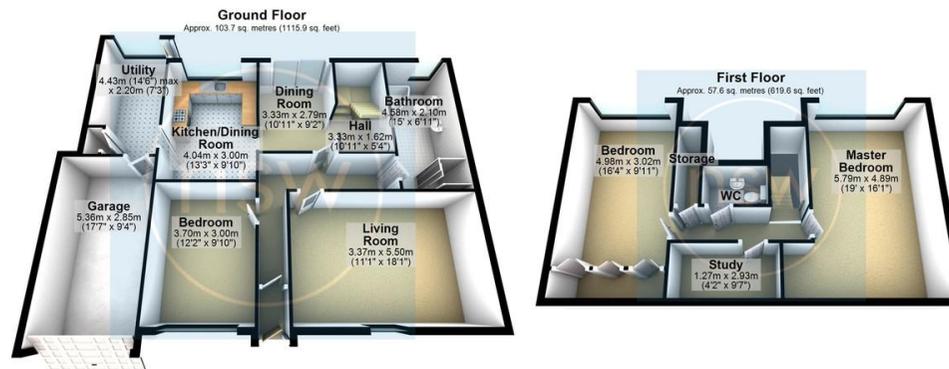
NSW Properties are pleased to bring to the market for sale with NO CHAIN this well apportioned, three bedroom dormer bungalow extending over an impressive 1,692 sq ft, situated in the popular village of Burscough including its ever popular 'Burscough Wharf' which has a range of restaurants, bars and shops. Not to mention several delightful country pubs along the local canal whilst also being within a short drive away from Ormskirk Town Centre. The property offers a great renovation opportunity with an abundance of potential.

Access is provided via the front entrance porch where one is received into a spacious and naturally lit entrance hallway. To the right of the property is located the main living room which is of a large size and centred around an ornate feature fireplace. To the left of the property is the spacious ground floor bedroom and attached garage. Leading through to the rear of the property there is a large family bathroom comprising shower cubicle, corner bath, WC and wash hand basin. There is a large open plan dining kitchen which benefits from an adjoining dining room. This versatile kitchen is of good proportions and provides a range of wall and base units finished in a wood effect, with contrasting work surfaces and integrated appliances.

To the first floor there are two extensive double bedrooms with fitted wardrobes to bedroom two and a separate study along with adjacent WC and store cupboard.

Externally to the rear of the property there is a generous wrap-around garden which is predominantly flagged with rock feature patio areas for ease of maintenance. To the side and front of the property there are well-manicured gardens laid to lawn and bordered by an established array of trees and plants. Ample off-road parking for multiple vehicles is also provided.





Total area: approx. 161.2 sq. metres (1735.5 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanIt.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer

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