

FOR SALE

10, Lyndale Road, Burscough, L40 7BF

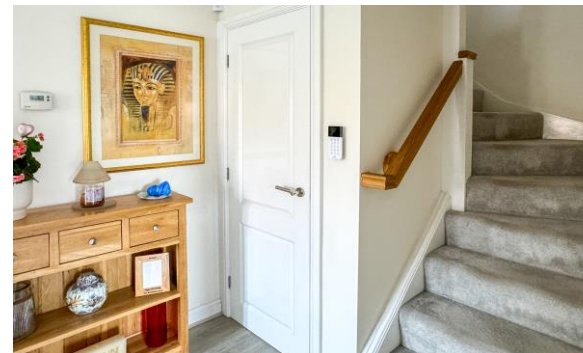
REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Lyndale Road, Burscough, L40 7BF

Sleek & stylish semi-detached house with 3 double bedrooms and gorgeous landscaped garden.

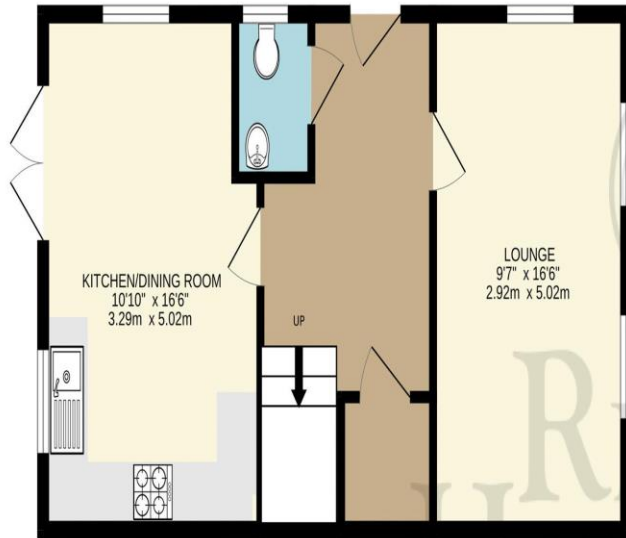


- Stylish semi-detached home
- Robes & ensuite to bed 1
- Spacious light-filled lounge
- Gorgeous walled garden
- Three double bedrooms
- Open-plan kitchen diner
- Driveway for 2 cars
- 934 SQ.FT. / Freehold

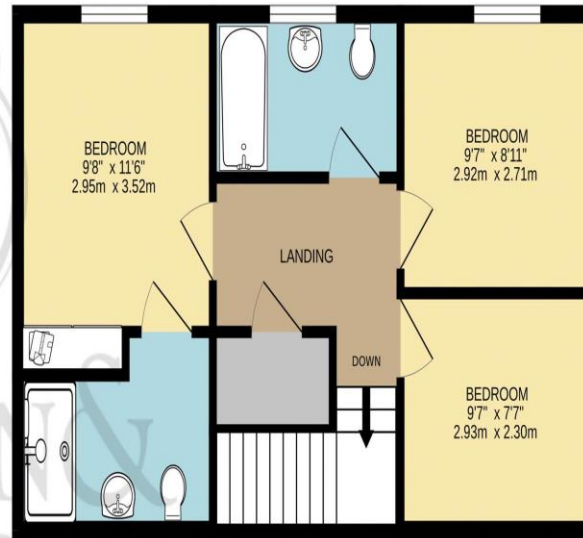
Nestled within a stylish new development in the dynamic and flourishing area of Burscough, we are delighted to offer a sleek semi-detached residence featuring three generously sized double bedrooms, designed to accommodate both comfort and style. As you step through the door, the inviting reception hall warmly ushers you into the essence of this home leading into a light-filled lounge ideal for unwinding. The dining kitchen stands out as the crown jewel of the ground floor, marrying functionality with flair. It features sleek, modern cabinetry, expansive worktops, top-notch integrated appliances, and a generous dining area that features elegant French doors that open to the garden. Ascending to the upper level, you'll find three enchanting bedrooms, each a bastion of comfort and serenity. The master suite is particularly noteworthy, boasting reflective mirrored wardrobes and an en-suite shower room that exudes chic sophistication. The modern family bathroom, with its three-piece suite, adds a layer of indulgence to the home's accommodations. The property's exterior is a testament to thoughtful landscaping, with manicured lawns and vibrant flower beds adorning the front, side, and rear gardens. The secluded rear garden, encircled by walls, is a tranquil retreat featuring gravel pathways and lush lawns. The private patio, basking in the South West's sunny disposition, is an idyllic setting for alfresco dining and social gatherings. A handy garden shed offers extra storage space, and the driveway at the garden's end provides secure parking, complete with an EV charging point for modern convenience. Burscough is a community pulsating with life, offering a plethora of amenities to meet the needs of its residents. The village center is easily accessible by foot and offers a mosaic of shops, cafes, and eateries, while the Burscough Sports Centre caters to those in pursuit of fitness and fun. The village's connectivity is unparalleled, with Burscough Bridge railway station offering frequent services to Liverpool, Manchester, and beyond, making it a commuter's dream. The proximity to the M58 motorway further enhances access to the surrounding locales and the broader region.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



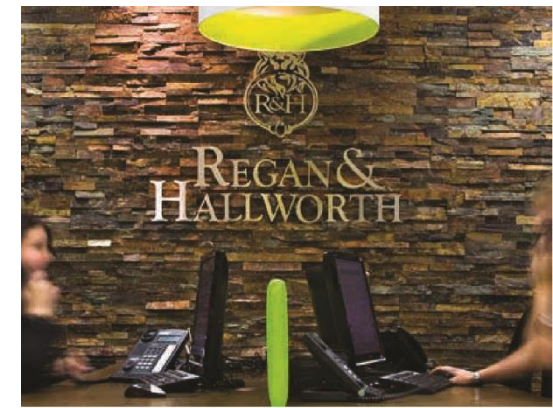
1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

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