

Offers Over £350,000



Armitstead  
Barnett

Moss Nook, Burscough, Ormskirk, Lancashire, L40 0RQ





## Moss Nook, Burscough, Ormskirk, Lancashire, L40 0RQ

Offers Over £350,000

- Semi-detached family home.
- Three bedrooms and three reception rooms.
- Highly popular location.
- Lounge, Dining Room and Garden Room.
- Well presented fitted kitchen.
- Three good sized bedrooms with en-suite to main.
- Family bathroom suite.
- Off road parking for several vehicles.
- Well maintained gardens.



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This spacious family home provides over 1,600 sqft of well thought out accommodation. The location is sure to appeal to a wide range of potential buyers, being located only a stones throw from the centre of Burscough and its fantastic array of amenities including restaurants, bars and schools. The property is within close proximity of two train stations, being a five minute walk from Burscough Bridge station providing direct links to Southport, Wigan, Manchester and beyond. Burscough is well placed for good road transport links, with the M6 & M58 motorways being both within easy reach.

Entry is taken via a willow green front door into the front hallway. From here stairs rise to the first floor and access is taken through to the lounge. Located to the front of the ground floor accommodation, the lounge features a front facing double glazed window and an eye catching fireplace with brick surround and slate hearth. Light wooden flooring extends throughout the ground floor. Moving through, the dining room is another lovely space with a bay window overlooking the garden as well as character features to include coving and picture rails and an exposed brick fire surround with wooden mantle over.

Off the dining room can be found the garden room, an excellent space used by our vendors as an additional reception room offering seating and views over the lovely garden. There are stone flagged floors along with a feature light fitting. There is an alcove off which gives access to the family bathroom.

The true hub of this family home has to be the fabulous breakfast kitchen which is fitted with an extensive range of modern wall and base mounted units with integrated appliances to include a double oven/grill, inset sink as well as an integrated dishwasher. A kitchen island stands centrally, providing ample seating along with further storage and a drinks fridge. There is spot-lighting overhead combined with French doors leading out to the rear garden.





Moving upstairs, to the first floor there are three bedrooms.

The principal bedroom can be found to the rear of the property and is of a generous size, featuring painted blue walls with a wallpapered feature wall. There is wooden flooring as well as a window overlooking the side garden.. A very useful laundry room can be found here, providing a fitted base unit along with space for a washer and dryer. The principal bedroom boasts a fully tiled ensuite which offers a three-piece suite to include a bath over shower, wash hand basin and WC. There is ample storage with a large fitted unit which incorporates the sink and WC. There is a handy heated towel rail along with a backlit mirror and spot lighting overhead.

The second bedroom is of a good size, and can be found immediately off the landing. The third bedroom is located to the front, with a part vaulted ceiling, window overlooking the front of the property and a handy built in storage cupboard.



The family bathroom can be found on the ground floor and has been completed to an excellent standard, offering a modern three-piece suite to include a double-width walk in shower with glass screen, W/C and double wash basins with storage beneath. The bathroom is fully tiled, with stone effect flooring and wall along with spot lighting overhead.

To the side and rear there is a fantastic, fully enclosed garden with a generous paved patio area outside the French doors from the kitchen. A well kept lawn is flanked by cottage style borders which are brimming with a wide variety of perennials, shrubs and roses. There are a variety of fruit and specimen trees along with a greenhouse, raised bed area and storage shed to the rear. The front driveway is of a good size, being laid to gravel and providing ample off road parking for multiple vehicles.

## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system. Please note that the woodburning stoves will be removed prior to completion.

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Parking allocated and number of spaces :** Driveway parking for two vehicles.

**Construction Type :** Brick under slate.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** N/A

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in-home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** West Lancashire Borough Council **Council Tax:** Band C

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** completed.pulps.trudges

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

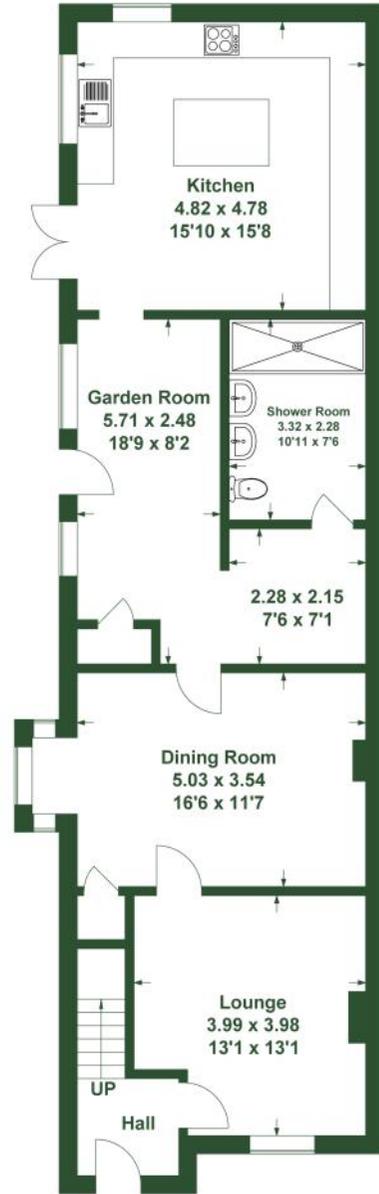
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

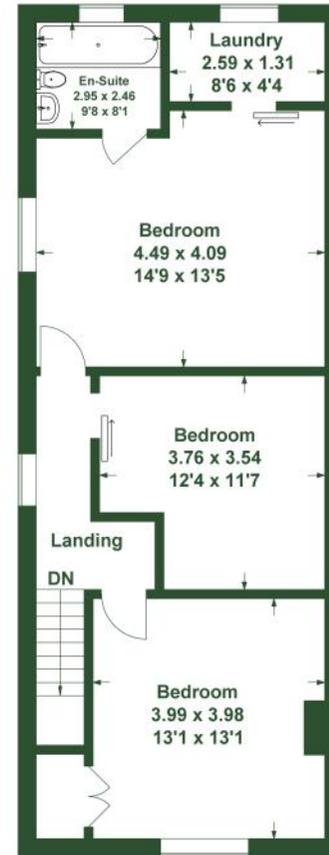
**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 156.26 sq m / 1682 sq ft  
 Total : 156.26 sq m / 1682 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Ground Floor



First Floor

**Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:** 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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