

Offers Over £400,000



Armitstead
Barnett

Moss Lane, Burscough, Ormskirk, Lancashire, L40 4AU





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Offers Over: £400,000

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- Substantial detached bungalow.
 - Three bedrooms and three reception rooms.
 - Sun room with bifold doors.
 - Recently constructed garden building.
 - Driveway parking for multiple cars.
 - Detached double garage.





This lovely, spacious three-bedroom bungalow is situated in Burscough, only a short distance from the vibrant town centre with its many amenities and transport links.

The property is entered through a vestibule leading through to an entrance hall. The living room is situated to the front of the property and is accessed from the hallway. This is a bright and spacious room which features a bay window offering views towards the front. Grey carpet is fitted along with an electric fire and useful built in storage unit and shelves.

A further sitting room is located to the rear, with laminate flooring fitted throughout along with light walls with contrasting blue feature wall and picture rails. The real centrepiece of this room is the large free-standing woodburning stove with slate hearth – perfect for those winter evenings. A staircase from here provides access to the first floor.

The kitchen/diner is a perfect family room for informal dining, with a feature breakfast bar/kitchen island which offers comfortable seating for four. The kitchen has a range of wall and base mounted units with solid wood worktop and spot-lighting overhead with feature triple pendant lights. These units feature an integrated dishwasher and a large Belfast sink beneath a window overlooking the rear garden. A large cream coloured Rangemaster stove is located underneath a stunning feature surround consisting of timber beam, tiled splashback with extractor and spot lighting.

A useful utility room is accessed from the kitchen which boasts further wooden worktops, a Belfast sink as well as points for washing machine/tumble dryer. Sliding stable doors lead from here through to a pantry, with ample storage and space for a freestanding fridge freezer.











A delightful sun room can be found to the rear of the property, accessed from the kitchen and currently housing a dining table. Featuring bifold and patio doors to two elevations as well as a roof lantern, this really is a bright and airy room perfect for entertaining in the summer.

Throughout the accommodation there are three double bedrooms. The principal bedroom is located at the front of the property and is of a good size, boasting a 3 piece ensuite to include a shower, WC and basin. A further bedroom is located to the ground floor, featuring neutral carpet, painted walls and coving to the ceiling. The third bedroom can be found upstairs with carpeted flooring and Velux window - currently used as an office by our vendors. Adjacent to this can be found the large loft room offering ample storage space.

The four piece family bathroom is located to the ground floor and consists of a freestanding roll top bath, separate shower cubicle, pedestal wash hand basin and traditional WC.

Externally, the property is positioned in a private plot with mature hedging to the front and sides. Access to the property is taken via a gravel driveway which comfortably accommodates several cars and leads to a detached double garage. A side gate provides access to the rear of the property, containing a lawned area, patio seating area and various well stocked borders.

A recently constructed garden room is located to the rear of the garden, which provides the perfect base for relaxing, entertaining or even working from home. The generous office features UPVC double doors, side window and power supply with lighting.







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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.

Parking allocated and number of spaces : Driveway parking and double garage.

Construction Type : Standard

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : N/A

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

Footpaths / Bridleways : There is a public footpath to the side of the property (separated by fence).

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: Standard and superfast broadband available in the area

Mobile signal: Indoor and outdoor 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.

Please note: Armitstead Barnett 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.

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

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

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 : ideas.motor.doses

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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.

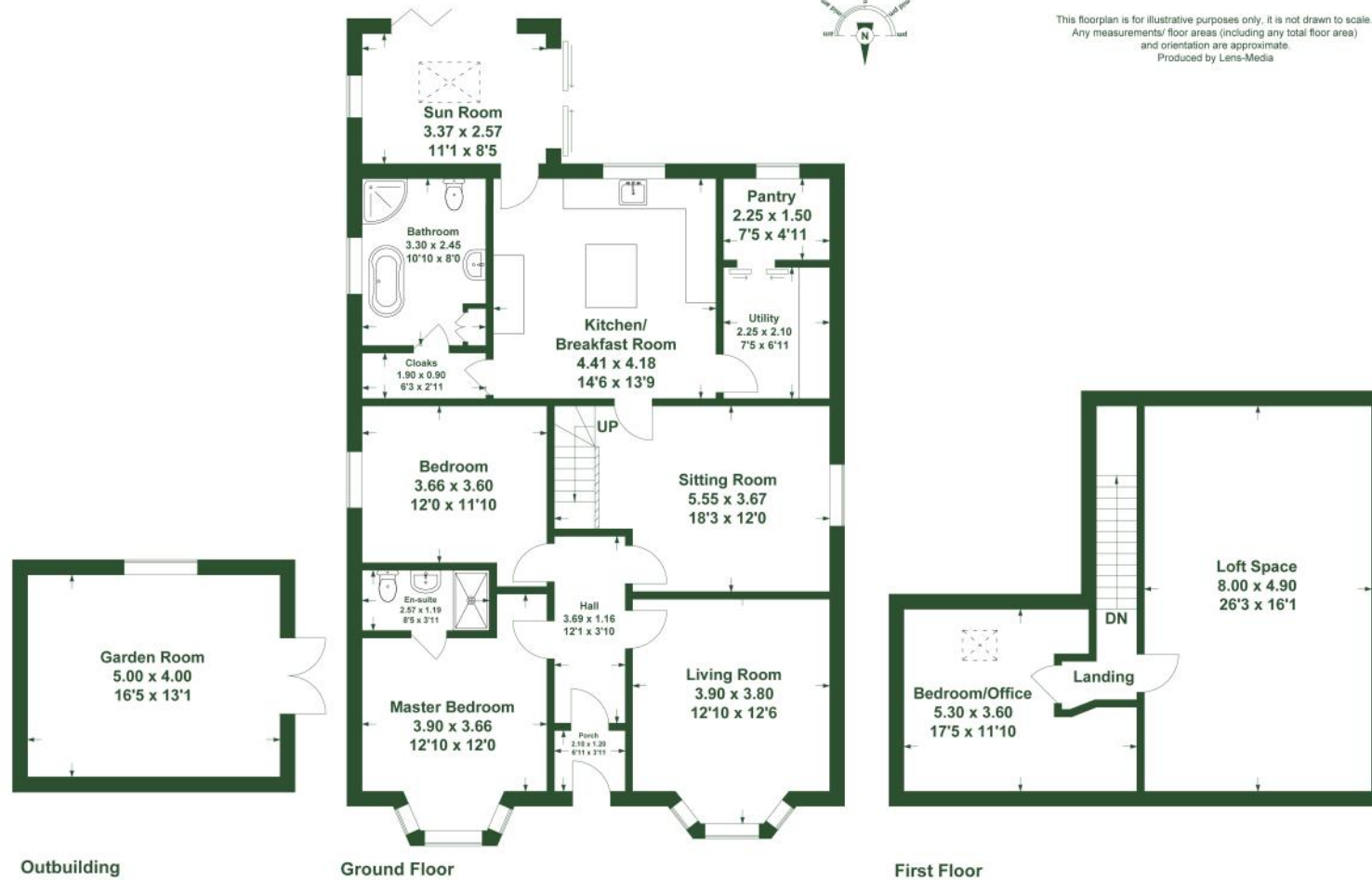
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 180.35 sq m / 1941 sq ft
 Outbuilding: 20.00 sq m / 215 sq ft
 Total : 200.35 sq m / 2157 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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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