



BRIGHOUSE
WOLFF

34 Higgins Lane, Burscough, Lancs. L40 7SD
Asking Price £225,000



A very well presented and proportioned three bedroom end terraced family home, which has been recently improved by the current owners. The property is situated in a sought after location with gardens to the front and rear elevations.

The home is situated in a well renowned Lane and therefore enjoys a desirable location whilst being ideally situated close to numerous local amenities including schools and shops.

The property is a brisk walk or short drive from the village's railway stations, which provide direct access into Liverpool & Manchester City Centre's, whilst access to the Motorway Network M58 is located at nearby Bickerstaffe.

The village centre with a variety of supermarkets, shops, restaurants and bars is also situated within a short distance, whilst Edge Hill University and Ormskirk Hospital are both located locally.

The accommodation, briefly comprises; Entrance hallway, lounge and modern dining kitchen with appliances to the ground floor. To the first floor are 3 well proportioned bedrooms, and modern family bathroom suite, whilst to the exterior are well maintained garden areas to the front and rear with parking provided by driveway to the front.

Further benefits include but are not limited to gas central heating & double glazing throughout.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

LOUNGE

14'11" max x 11'6" (4.57 max x 3.52)

A light and airy room at the front of the property with double glazed window to the front elevation, living flame effect fire set in marble effect feature fire place, ceiling lighting, radiator panel, tv point.

DINING KITCHEN

18'4" x 11'10" (5.61 x 3.61)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring, ceiling lighting points, gas hob, integrated oven, sink and drainer unit, gas combination boiler, plumbing for washing machine, double glazed double doors lead into the gardens and windows to the rear and side elevations.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

11'8" x 10'5" (3.58 x 3.18)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2

11'9" x 10'1" (3.60 x 3.08)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 3

8'3" max x 7'8" (2.53 max x 2.35)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

BATHROOM SUITE

6'10" x 5'5" (2.10 x 1.67)

Fitted with a modern white three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, low level wc, wash basin, stainless steel heated towel rail, tiled elevations, double glazed frosted window and ceiling lighting.

EXTERIOR

The front garden area is mainly laid to lawn and fence enclosed with a driveway providing ample off road parking.

The rear gardens are larger than anticipated and provide impressive and private outdoor living space. The main gardens are fence and hedge enclosed, mainly laid to lawn with shrub and tree borders and timber built shed.

Directly behind the main accommodation sits a large, raised and recently installed patio/seating area and pathways.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2025/26.

Band: B

Charge: £1851.96

CONSTRUCTION

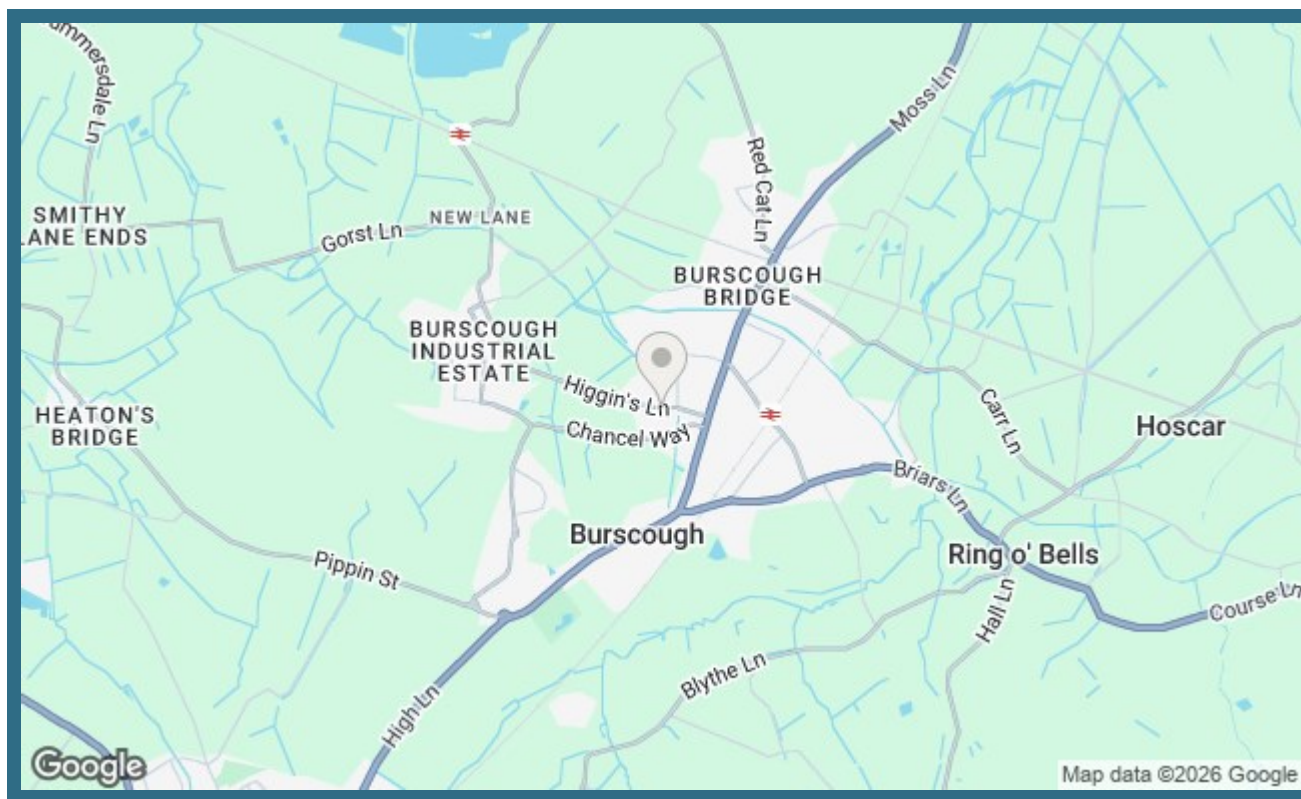
Standard

MOBILE & BROADBAND

Broadband: Ultrafast - Highest available download speed: 2000 Mbps. Highest available upload speed: 2000 Mbps.

Mobile Signal: EE, O2 & Vodaphone - Good outdoor & in-home. Three, good outdoor, variable in-home (Ofcom).

VIEWING BY APPOINTMENT



Important Information

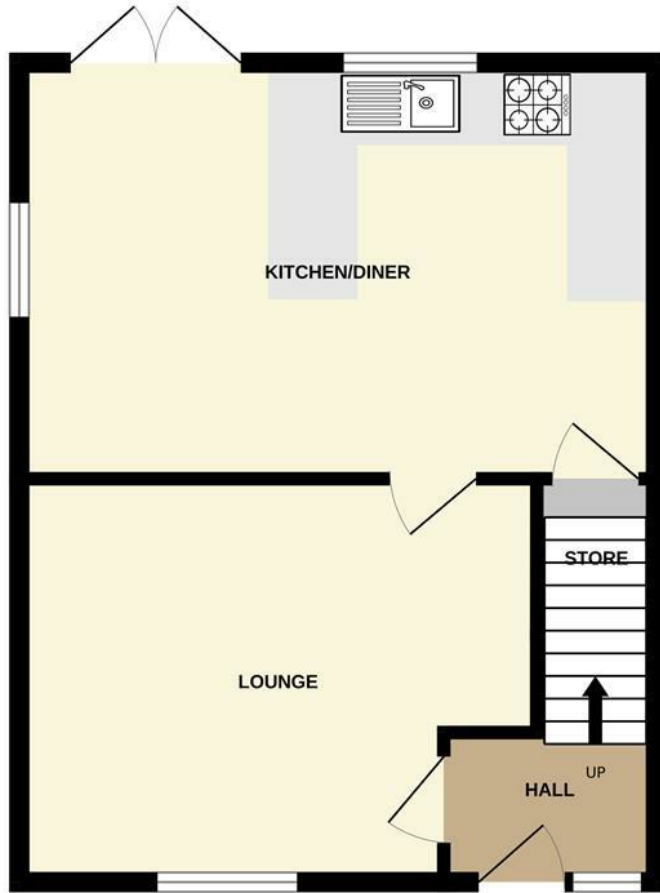
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



