

BRIGHOUSE WOLFF

30 Chapel Lane, Burscough, L40 7RA

£289,950









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A well proportioned 3 bedroom semi-detached family home with no chain delay, situated in a much sought after location on an impressive plot with well maintained gardens to the front and rear elevations.

The property is located in renowned Chapel 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 both of 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, as are Edge Hill University and Ormskirk Hospital which are both located locally.

The accommodation, briefly comprises; Entrance hallway, lounge, dining room, fitted kitchen & bathroom suite to the ground floor along with an externally accessed utility/wash room. To the first floor are three bedrooms, whilst to the exterior are well maintained garden areas to the front and rear - The rear being particularly impressive in size and facing in sunny south westerly direction - with parking provided by drive and large 'tandem' garage.

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 this superb family home.

ACCOMMODATION

GROUND FLOOR

HALLWAY
The front door leads into a hallway with stairs leading to the first floor, ceiling lighting and access into all accommodation.

LOUNGE
11'11" max x 11'9" (3.65 max x 3.60)
A well proportioned room to the front aspect with double glazed window to the front elevation, radiator panel, tv point & ceiling lighting

DINING ROOM
9'7" x 9'2" (2.94 x 2.80)
With double glazed window, radiator panel & ceiling lighting. Doors lead into the bathroom, lounge & kitchen areas.

KITCHEN
9'0" x 7'4" (2.76 x 2.25)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Sink and drainer unit, cooker point, double glazed window and door providing access into the gardens.

BATHROOM
9'2" x 4'8" (2.80 x 1.44)
Fitted with a three piece suite comprising; panelled bath, low level wc and wash basin. Part tiled walls, double glazed frosted window, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the landing area which in turn provides access to all first floor accommodation.

BEDROOM 1
12'3" x 11'10" (3.75 x 3.63)
With double glazed window to the front elevation, radiator panel, fitted wardrobes & ceiling lighting.

BEDROOM 2
10'1" x 6'9" (3.08 x 2.08)
With double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 3
7'4" x 6'4" (2.26 x 1.95)
With double glazed window to the rear elevation, radiator panel & ceiling lighting.

EXTERIOR

GARDENS
The property sits on an impressive plot with larger than anticipated gardens to the front and rear.

The front gardens are well maintained and mainly laid to lawn with flower and shrub borders.

The rear gardens are also well maintained and provide excellent private outdoor living/entertaining space. They face in a sunny Westerly direction, are mainly laid to lawn and are surrounded by mature shrub and tree borders, with fence enclosure to the sides and a rear gate leading into the adjacent Platts Lane Lake/Park.

PARKING
A long driveway to the front and side of the main house provides off road parking for several vehicles. The driveway on turn leads to a large 'tandem style' garage.

WASH/UTILITY ROOM
Accessed from the gardens and with stainless steel sink & drainer unit set on a base unit, power and light.

MATERIAL INFORMATION

TENURE

COUNCIL TAX
West Lancs. Council 2026/27

Band: B

Charge: £1924.82

MOBILE & BROADBAND
Mobile Signal:
O2 - Good outdoor & in-home
EE & Vodaphone - Good outdoor & variable in-home
Three - Good outdoor

Broadband:

Ultrafast- Highest available download speed: 10000 Mbps. Highest available upload speed: 10000 Mbps.

Information from Ofcom website.

PROBATE
At time of marketing, Probate is ongoing.

PHOTOGRAPHS
We sometimes use AI enhanced exterior pictures in our listings.

VIEWNG 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.

BRIGHOUSE WOLFF

20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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