



BRIGHOUSE
WOLFF

16 Mill Dam Lane, Burscough, Lancashire L40 7TQ
£319,950



An immaculately presented three bedroom true bungalow, which has been much extended and improved and is a credit to the current owners.

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

The property is a short drive or walk 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 which is very well presented throughout, briefly comprises; Entrance hallway, open plan modern living space including lounge and modern dining kitchen with appliances, utility room, 3 well proportioned bedrooms with modern en-suite shower room to the master bedroom and modern family bathroom suite. To the exterior are well proportioned private garden areas to the front and rear with the rear being particularly impressive and facing in a very sunny south westerly direction, whilst parking is provided by a more than ample 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

Principal access door into the property and internal doors to all ground floor accommodation.

LOUNGE/KITCHEN/DINING

28'6" max x 14'3" (8.69 max x 4.35)

A magnificent modern open plan living space to the rear elevation incorporates kitchen with high specification appliances, dining and sitting areas with bi-folding doors opening into the rear gardens. Large roof lantern provides further natural light, recessed spotlighting throughout.

KITCHEN AREA

Fitted with a high specification modern kitchen opening into the living space. Floating breakfasting island, double glazed window.

UTILITY ROOM

11'0" x 6'1" (3.37 x 1.87)

With plumbing for washing machine, double glazed window, base units with contrasting work surfaces, ceiling lighting and sink & drainer

BEDROOM 1

13'9" x 10'6" plus bay (4.21 x 3.21 plus bay)

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

EN-SUITE

11'3" x 4'11" (3.43 x 1.50)

A modern and high specification shower suite comprising shower enclosure with overhead shower and glass shower screens. Low level wc, wash basin, heated towel rail, recessed spotlighting.

BEDROOM 2

12'1" x 11'5" plus bay (3.70 x 3.48 plus bay)

Double glazed bay window to the side elevation, radiator panel and ceiling lighting.

BEDROOM 3

14'3" x 10'6" max (4.36 x 3.21 max)

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

BATHROOM SUITE

11'1" x 5'8" (3.40 x 1.75)

A modern and high specification bathroom suite comprising panelled bath with overhead shower and glass shower screens. Low level wc, twin his & hers wash basins, heated towel rail, recessed spotlighting. Built in storage cupboard with sliding doors.

EXTERIOR

FRONT

A hedge & fence enclosed flagged parking area for several vehicles. A pathway leads to the side of the property which provides access to the front door and rear gardens.

REAR

The rear gardens face in a very sunny south westerly direction. A large and recently laid flagged patio is located immediately to the rear of the main accommodation, whilst a large raised garden area which is mainly laid to lawn is located beyond. The gardens provide excellent private outdoor living space and are fence enclosed throughout.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2026/27.

Band: C

Charge: £2,199.80

MOBILE & BROADBAND

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

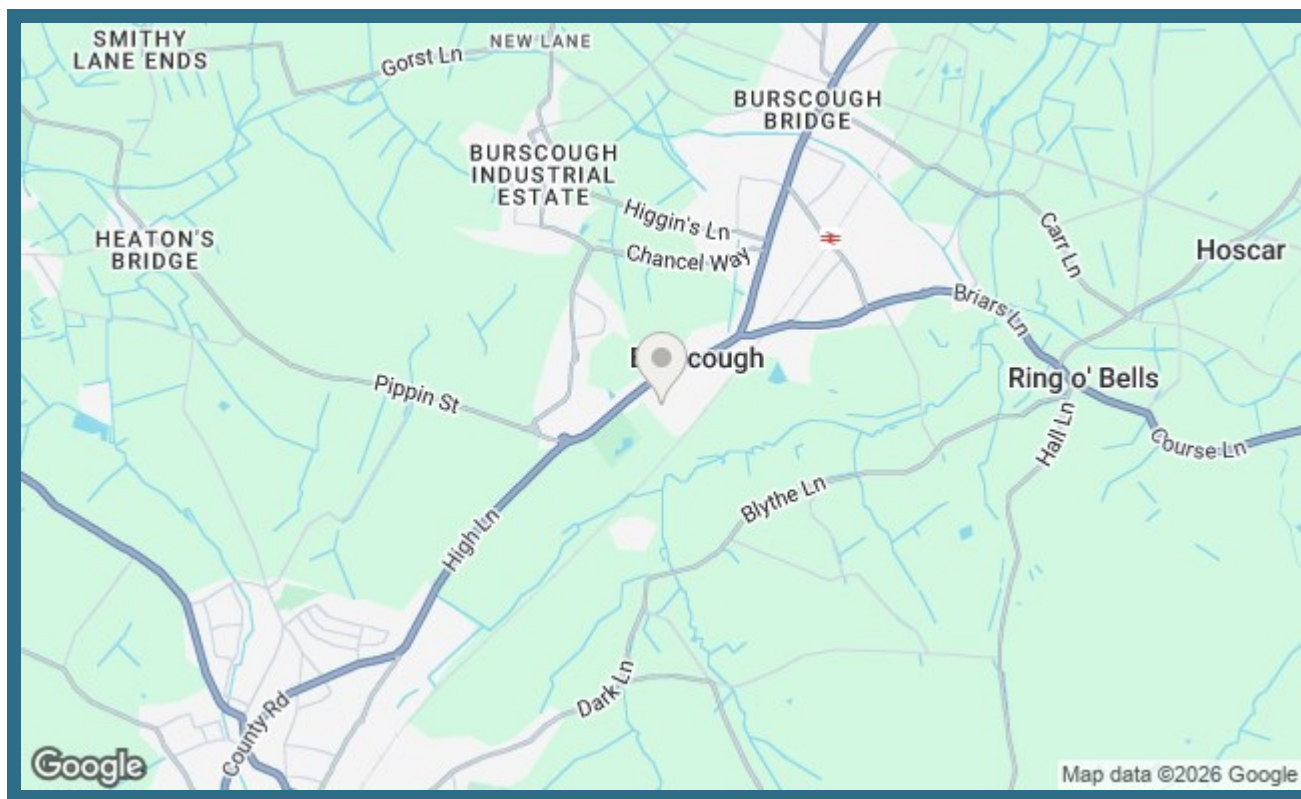
Mobile signal: EE - good outdoor & in-home, O2 & Three - Good outdoor, variable in-home. Vodaphone - Good outdoor.

All information from Ofcom website.

CONSTRUCTION

Standard

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
1184 sq ft (110.0 sq m) approx.



TOTAL FLOOR AREA: 1184 sq ft (110.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of walls, windows, doors 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.
Marked with Metreps 12/2020

