



107 New Lane, Burscough

£325,000



## 107 New Lane

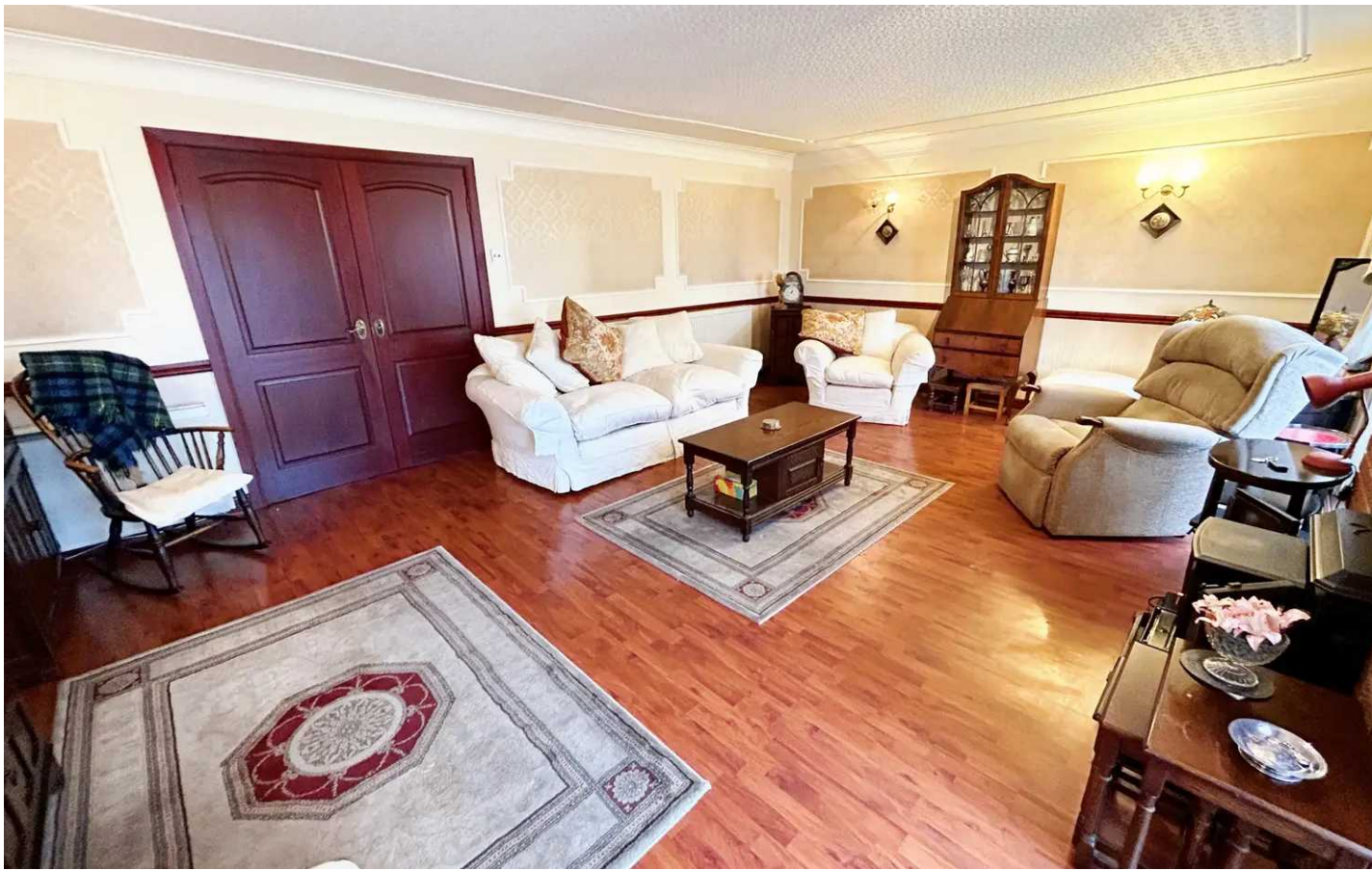
Burscough, Ormskirk

Detached Bungalow situated on New Lane comprises lounge, kitchen dining, conservatory, three bedrooms, family bathroom and En-suite off the master bedroom. The property benefits from private driveway with ample parking and enclosed rear garden with views looking onto the fields. The property is marketed with NO ONWARDS CHAIN.

Council Tax band: D

Tenure: Leasehold

- DETACHED BUNGALOW
- Two/Three Bedrooms
- Two Receptions
- Bathroom & En-suite
- Private Driveway
- Enclosed Rear Garden
- NO CHAIN



### **Entrance Hall**

Front door to hallway with doors leading to kitchen, double doors to lounge and door to inner hall. Storage cupboard in hallway with mirrored sliding doors.

### **Lounge**

14' 6" x 21' 5" (4.42m x 6.53m)

Two double sliding doors leading to conservatory. Laminate flooring.

### **Kitchen Dining**

13' 10" x 9' 5" (4.21m x 2.87m)

A good range of eye and low level units incorporating 2 bowl sink and drainer unit. Built in electric hob with canopy style extractor and built in electric oven. Partly tiled walls. Plumbed in for washing machine, tiled flooring and window to side.

### **Conservatory**

9' 9" x 20' 9" (2.96m x 6.33m)

Tiled floors. Door to bedroom three/study and French doors leading to rear garden.

### **Inner Hall**

Doors to bathroom and two bedrooms. Loft access.

### **Bedroom One**

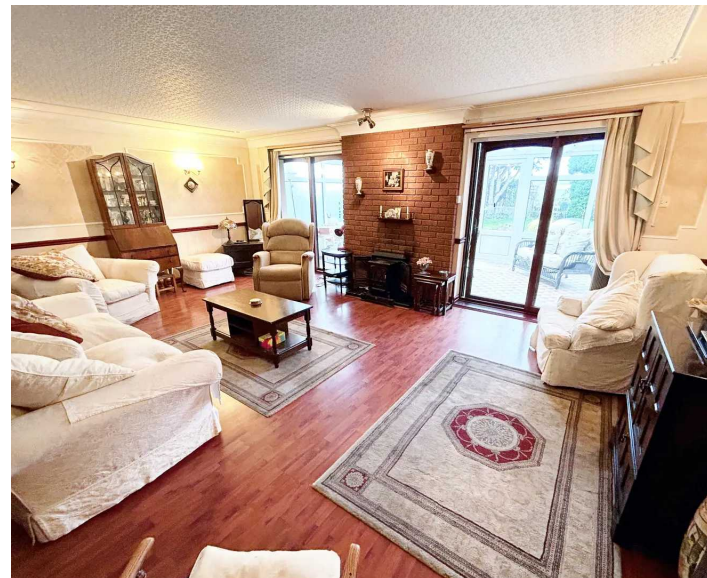
14' 6" x 11' 6" (4.43m x 3.50m)

Bay window to front. Door to En-suite.

### **En-suite**

6' 9" x 7' 7" (2.05m x 2.32m)

Three piece suite comprising panelled bath with shower over and screen. Vanity wash hand basin and low level WC. Fully tiled walls and floors. Window to side.



**Bedroom Two**

9' 6" x 14' 6" (2.90m x 4.43m)

Bay window to front.

**Bedroom Three/Study**

Window to side. Door to garage.

**Bathroom**

10' 3" x 6' 9" (3.12m x 2.05m)

Four piece suite comprising panelled bath, corner shower cubicle, vanity wash hand basin and low level WC. Tiled flooring.

**Garage**

8' 1" x 16' 0" (2.46m x 4.89m)

Up and over door to front. Door to study. Electrics.

**Front Garden**

Private driveway with boarders.

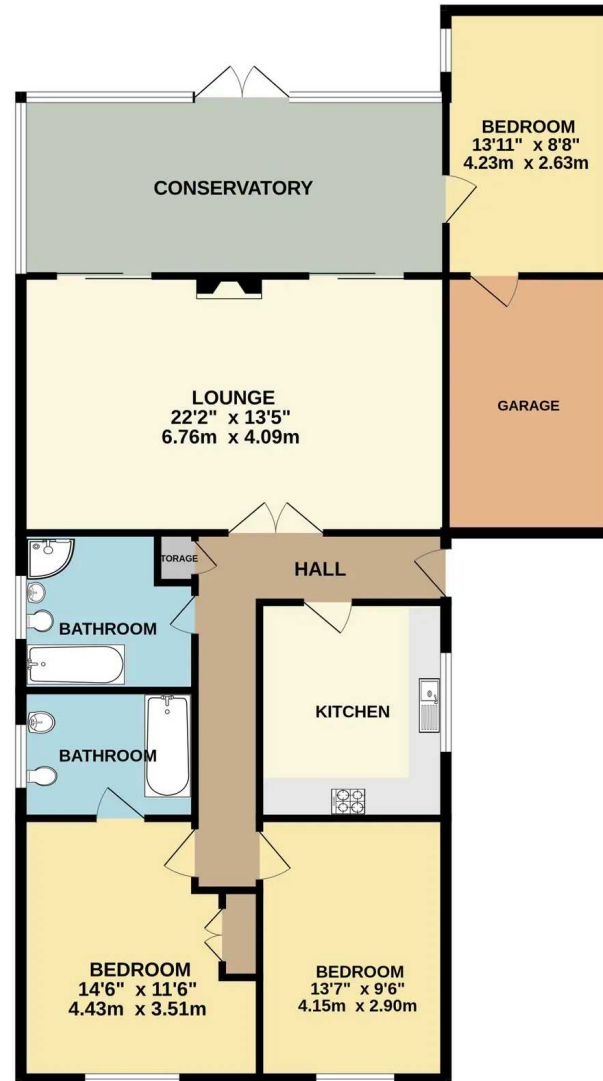
**Rear Garden**

Enclosed rear garden with patio and lawn. Views to the rear.





GROUND FLOOR



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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