



48A Square Lane, Burscough

In Excess of £350,000





## 48a Square Lane

Burscough, Ormskirk

A modern four bedroom Detached house located off Square Lane. This property is set out over three floors benefiting from an open plan kitchen which is great for gatherings, lounge, four fabulous sized bathrooms including two En-suite and bathroom. The property benefits from a two tier rear garden both patio and lawn with views to the rear and also a front drive with ample parking spaces. This property is offered with NO CHAIN.

Council Tax band: E

Tenure: Freehold

- Detached House
- Four Bedrooms
- Open Plan Kitchen Dining
- 1 Bathroom & 2 En-Suites
- Rear Garden Not Overlooked
- Private Driveway
- NO CHAIN





### **Entrance Hall**

Front door to hallway. Doors to lounge, kitchen and WC. Storage cupboard.

### **Cloakroom**

Two piece suite comprising low level WC and pedestal wash hand basin.

### **Lounge**

14' 11" x 13' 1" (4.55m x 3.99m)  
Window to front.

### **Kitchen Dining**

11' 6" x 21' 1" (3.51m x 6.42m)  
An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in induction hob with canopy style extractor and built in electric double oven. Integrated fridge freezer, dishwasher and washing machine. Window to rear and French doors to rear leading to garden.

### **Landing**

1st Floor - Doors to three bedrooms and bathroom.  
2nd Floor - Door to master bedroom and storage cupboard into eaves.

### **Bedroom One**

12' 2" x 15' 4" (3.71m x 4.67m)

Loft Room - Window to rear and door to En-suite.

### **En-Suite**

9' 3" x 8' 6" (2.81m x 2.60m)

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Heated towel rail and tiled flooring. Window to rear.





### **Bedroom Two**

13' 1" x 11' 0" (3.99m x 3.35m)

Window to rear and door to En-suite.

### **En-Suite**

5' 5" x 4' 6" (1.66m x 1.37m)

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Window to side and heated towel rail.

### **Bedroom Three**

10' 9" x 11' 3" (3.28m x 3.44m)

Window to front.

### **Bedroom Four**

9' 5" x 9' 4" (2.86m x 2.85m)

Window to front, currently used as a study.

### **Bathroom**

7' 7" x 6' 5" (2.31m x 1.95m)

Three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Tiled flooring and heated towel rail. Window to rear.

### **Front Garden**

Private driveway front and side spaces for a few cars.

### **Rear Garden**

Enclosed rear garden, patio with raised lawn. Field to rear.

### **On Drive**

Private driveway with spaces for multiple cars.











## MovingWorks Burscough

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