



nswproperties

LORDSGATE LANE, BURSCOUGH, L40

ASKING PRICE: £200,000

Lordsgate Lane, Burscough, L40

NSW Properties is please to present for sale this three bedroom, detached property in the popular area of Burscough. The property is ideally situated for access to Burscough village centre and it's many amenities, not to mention several delightful country pubs along the local canal.

This home has instant curb appeal, owing to the well tended gardens to the front. Upon entering the property the viewer is greeted with a quaint entrance hall from which the lounge emanates. Carpeted throughout and boasting a feature fireplace the room flows directly into the dining room, the ideal space for hosting guests and looking out over the rear garden via a sliding patio door.

The garden itself is laid to lawn with shrubbery, a garden shed and a paved area, ideal for enjoying the sunshine whilst sat on your patio furniture.

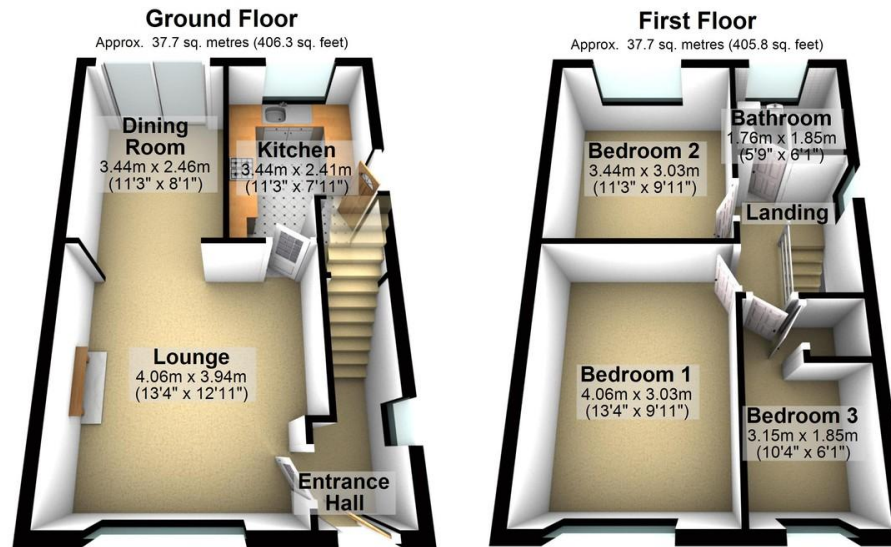
Completing the floorplan to this level is the kitchen. Tiled throughout, this room boasts an oven, hob, extractor fan and a range of units offering plenty of storage. A side door also offers further access to the external areas of the property.

Ascending the stairs to the first floor of the property the viewer is initially greeted by the bathroom, complete with shower, bath, WC and basin.

The master bedroom is decorated in a tasteful neutral décor and looks out over the front aspect of the property. The second bedroom is generously proportioned whilst the third bedroom completes the floorplan to this level and boasts an integrated storage cupboard.

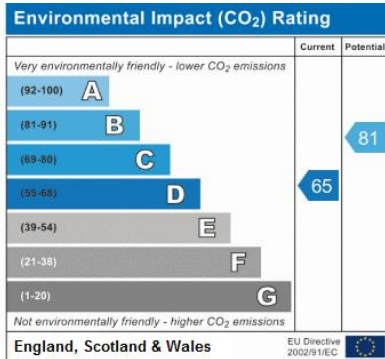
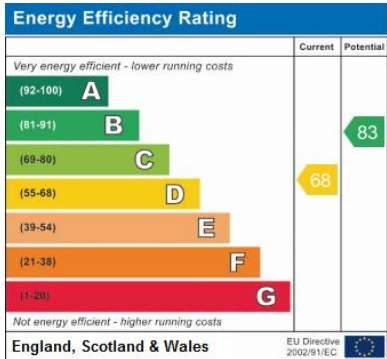
To arrange your viewing, call our expert sales team TODAY on 01695 581260.





Total area: approx. 75.4 sq. metres (812.1 sq. feet)

This floor Plan is for illustration purposes only.
Plan produced using PlanUp.



A: NSW PROPERTIES LTD | 19 CHURCH STREET ORMSKIRK | L39 3AE

T: 01695 581260

E: INFO@NSWPROPERTIES.CO.UK

W: NSWPROPERTIES.CO.UK

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

