



30 Crabtree Lane, Burscough

Guide Price £350,000

ARNOLD
& PHILLIPS

30 Crabtree Lane

Burscough, Ormskirk

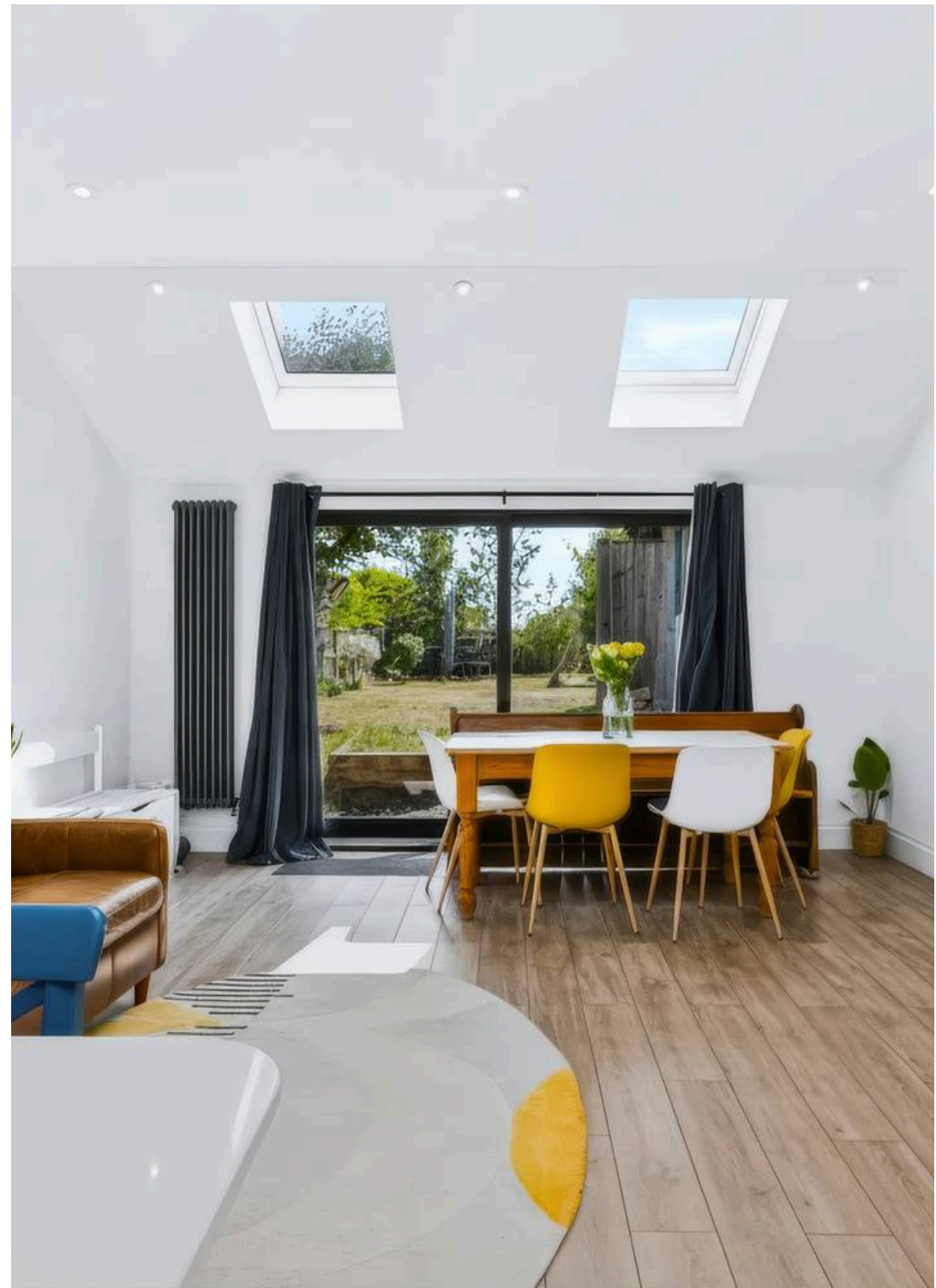
Arnold & Phillips are delighted to present this beautifully renovated three-bedroom semi-detached family home, occupying a charming position along the ever-popular semi-rural Crabtree Lane in Burscough, West Lancs.

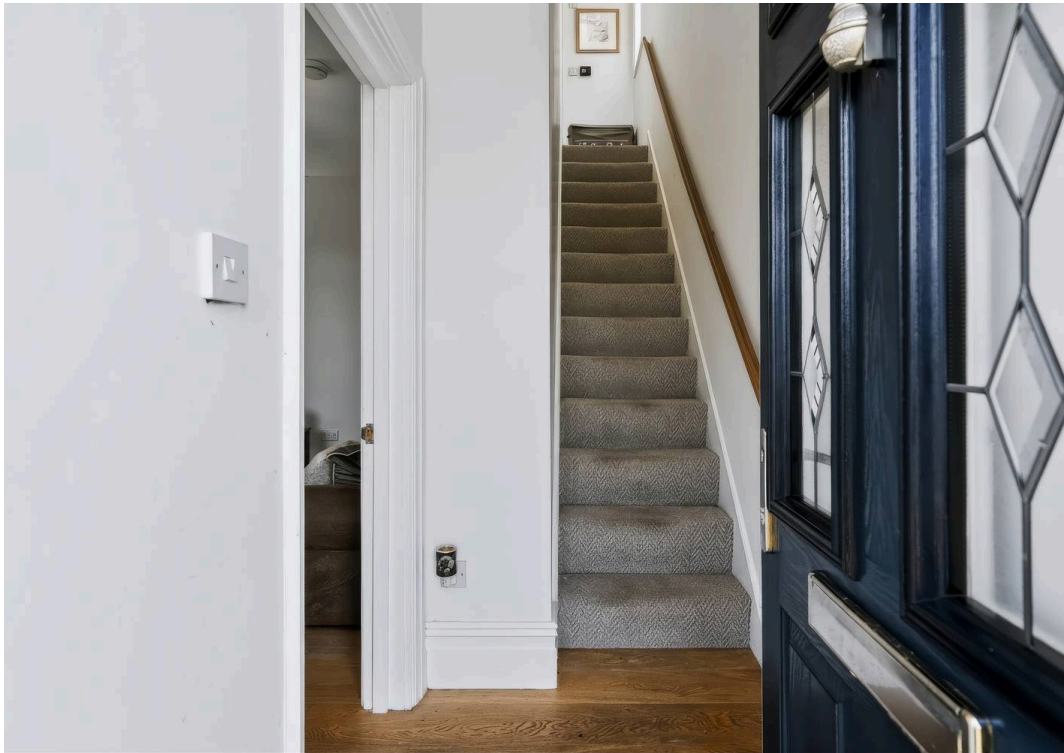
Enjoying uninterrupted panoramic countryside views and finished to an exceptional standard throughout, this delightful cottage-style home successfully combines character features with contemporary design, creating a property that feels equally suited to modern family life as it does to those seeking a quieter pace of living. Extending to approximately 1,222 square feet, every aspect of the home has been thoughtfully considered, with a carefully planned extension transforming the rear into an impressive open-plan living space that is certain to become the heart of the home. It is the kind of property that immediately feels welcoming, offering an enviable balance between village convenience and peaceful rural surroundings.

The attractive frontage hints at the quality that continues throughout the home. Stepping through the main entrance, you are welcomed into a spacious reception room positioned at the front of the property. Beautifully presented in neutral tones, this is a room that immediately conveys warmth and comfort without feeling overly formal. At its centre sits an ornate cast iron multi-fuel log burner, providing an attractive focal point whilst adding a genuine sense of character that complements the cottage styling of the property. It is easy to picture this room becoming a favourite place to unwind during the colder months, offering a cosy setting that contrasts perfectly with the more contemporary living spaces beyond.

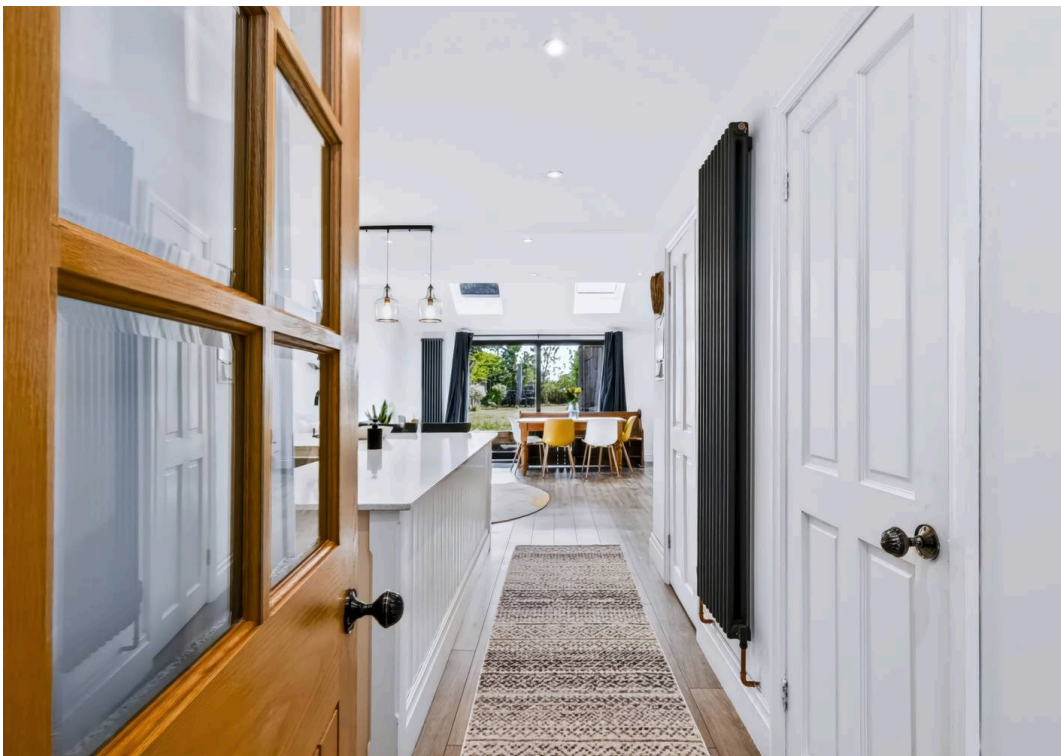
As you continue through the property, the transformation at the rear is immediately apparent. Carefully extended and expertly designed, this outstanding open-plan family dining kitchen creates a superb space that reflects the way many buyers now choose to live. The kitchen has been fitted to a particularly high specification, incorporating a comprehensive range of wall, base and tower units together with integrated dishwasher. Elegant Carrara quartz work surfaces provide both durability and style, whilst a feature breakfast bar naturally creates a social focal point where family members can gather throughout the day. Whether preparing meals, enjoying a quick breakfast before work or entertaining friends, the layout has been designed to encourage interaction without compromising on functionality.

The kitchen flows effortlessly into a generous dining area before opening further into an impressive living room extension, creating one continuous family space that adapts











30 Crabtree Lane

Burscough, Ormskirk

- Charming Semi-Detached Family Home
- Three Spacious Bedrooms
- Thoughtfully Extended to Rear
- Open-Plan Family Dining Kitchen
- Renovated Throughout To A High Level
- Established Landscaped Gardens
- Circa 1,222 Square Feet

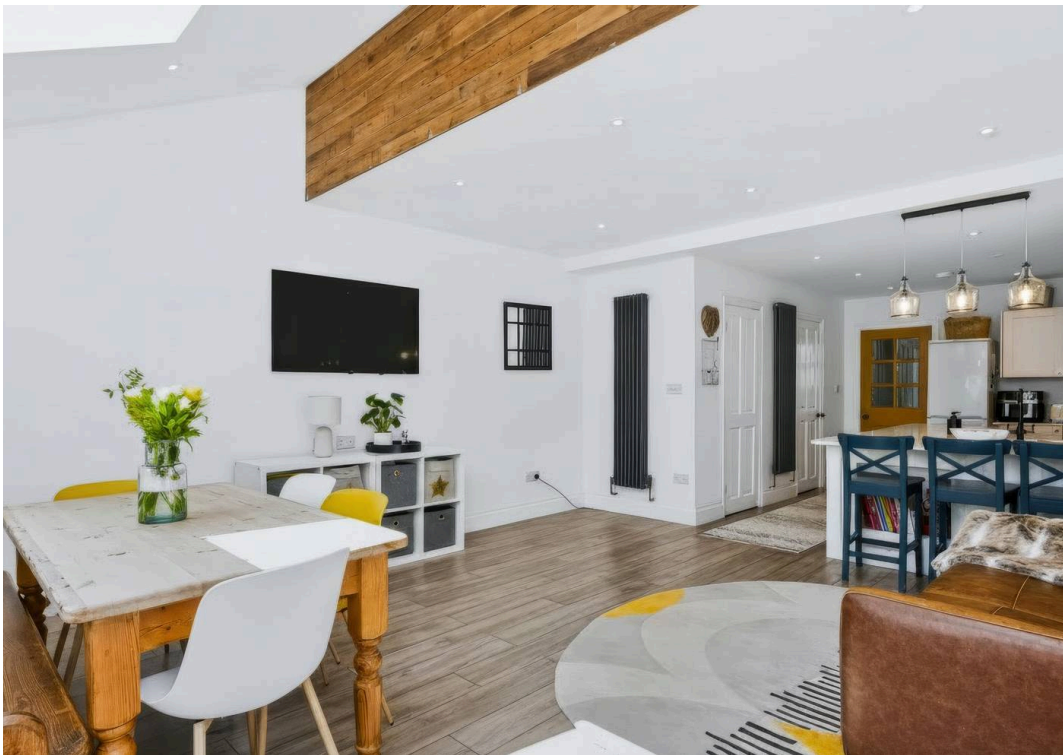
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



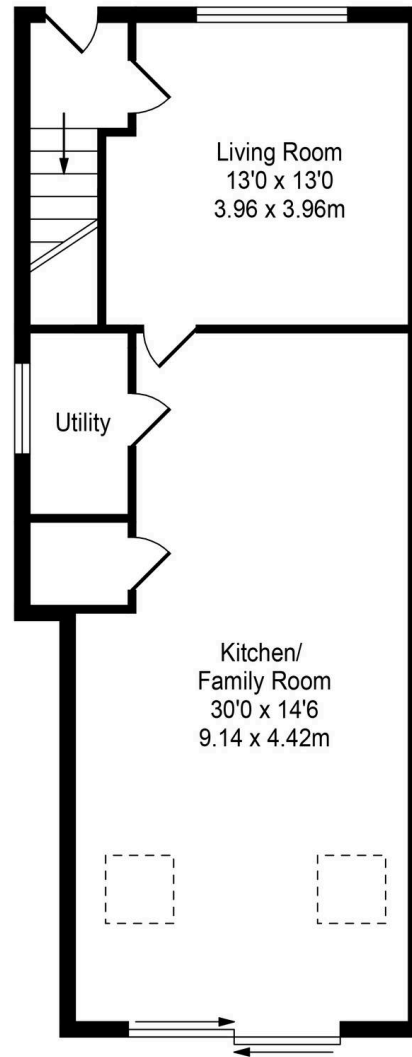




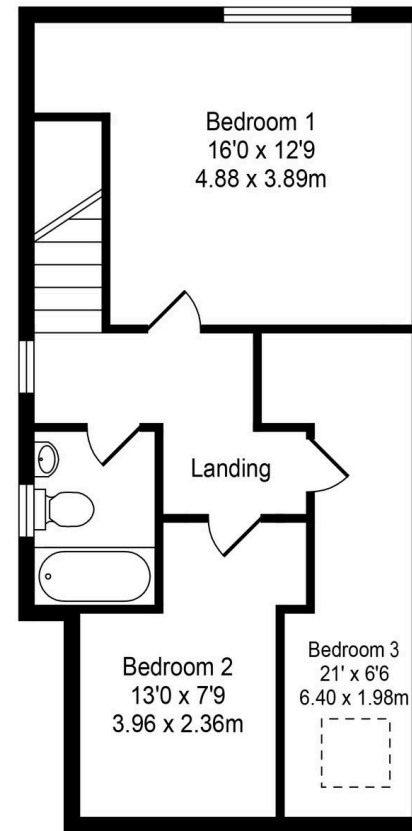
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Total Approx. Floor Area 1222 Sq.ft. (113.52 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 675 Sq.Ft
(62.71 Sq.M.)



Approx. Floor
Area 547 Sq.Ft
(50.82 Sq.M.)

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