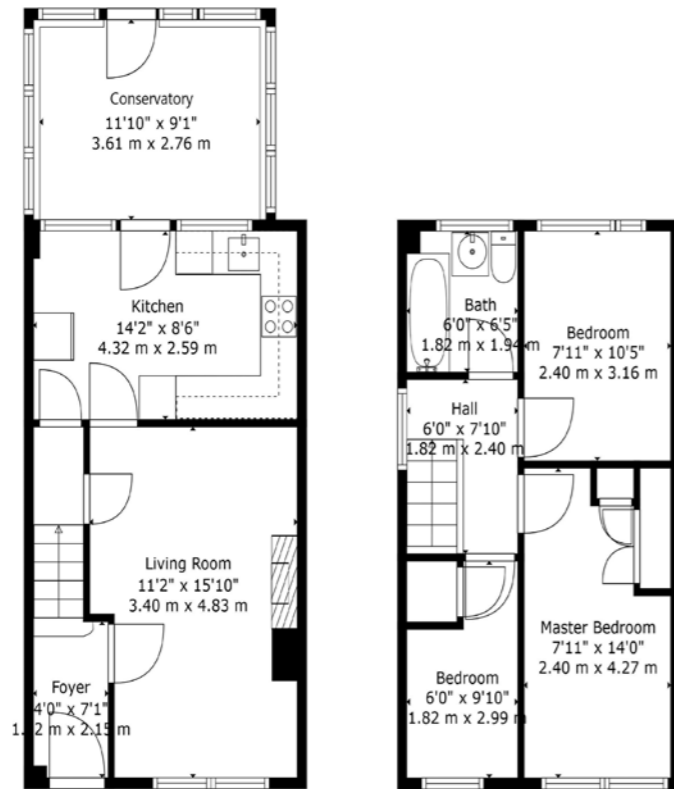




Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com



Floor 1

Floor 2

TOTAL: 703 sq. ft, 66 m2
FLOOR 1: 351 sq. ft, 33 m2, FLOOR 2: 352 sq. ft, 33 m2
EXCLUDED AREAS: SCREENED PORCH: 113 sq. ft, 11 m2
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to present this three-bedroom semi-detached property, located on the popular Burnside in Parbold, West Lancs.

This home offers off-road parking and is ideally positioned close to local amenities, making it a convenient and desirable location. With reputable schools nearby as well as the local rail station within walking distance, this property would be ideal for working professionals and families alike.

The ground floor features a spacious front living room, centred around a charming feature fireplace, creating a warm and inviting atmosphere. At the rear, the property boasts a fitted timber kitchen, equipped with an array of units and integrated appliances. The garden room conservatory provides a delightful space to relax while overlooking the well-maintained rear garden.

The first floor comprises three well-proportioned bedrooms and a modern tiled family bathroom. While the property would benefit from light cosmetic modernisation, it offers tremendous potential for customisation to suit your personal tastes.

Externally, the rear garden is private and provides a serene outdoor space, perfect for relaxation and gatherings. An ample patio terrace encircles the rear of the property. With its excellent location and versatile layout, this property is an ideal opportunity for those looking to create their dream home in a sought-after area.

Extending over 700 square feet and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate the potential this charming property has to offer.





KEY FEATURES

- Spacious Semi Detached Property
- Three Bedrooms
- Circa 703 Square Feet
- Good Sized Lounge
- Conservatory
- Driveway Parking
- Private Rear Garden







