



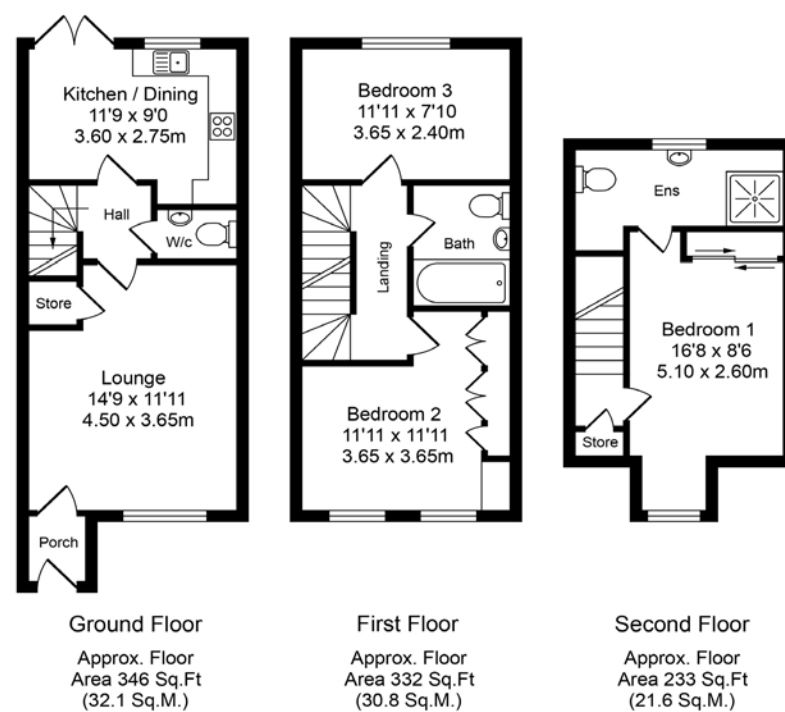
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

ARNOLD & PHILLIPS  
ESTATE AGENTS

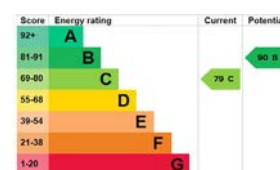
## Bamburgh Drive Total Approx. Floor Area 911 Sq.ft. (84.5 Sq.M.)

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



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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](http://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.



THE LUXURY PROPERTY SPECIALISTS

Bamburgh Drive, Buckshaw Village.

A&P



Tucked away in the heart of the ever-popular Buckshaw Village, this beautifully presented three-storey townhouse is an ideal choice for families and commuters alike. Offering generous living space, modern comforts, and the added benefit of being freehold, this property truly stands out.

As you approach the home, you'll appreciate the double driveway that provides ample off-road parking, ensuring convenience for residents and guests. Step inside to the ground floor, where you'll find a welcoming reception room that features an electric fire, creating a cosy ambiance. Adjacent to this is a convenient downstairs WC, as well as a well-appointed kitchen. The kitchen is equipped with modern amenities and boasts patio doors that open out onto a low-maintenance rear garden, complete with a storage shed for added practicality.

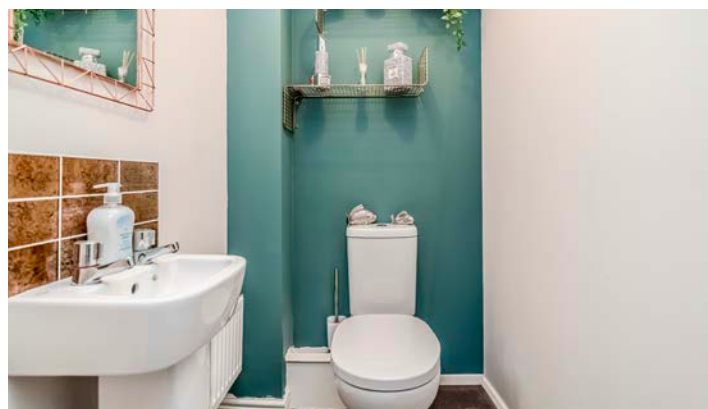
Moving up to the first floor, you'll discover two spacious double bedrooms. One of the bedrooms includes fitted wardrobes, maximizing space and storage options. This floor also features a three-piece family bathroom, perfectly designed for family living.

The top floor is dedicated to the impressive master suite, which comes complete with its own private ensuite, offering privacy and convenience. Additional fitted wardrobes provide ample storage, making this space both functional and comfortable.

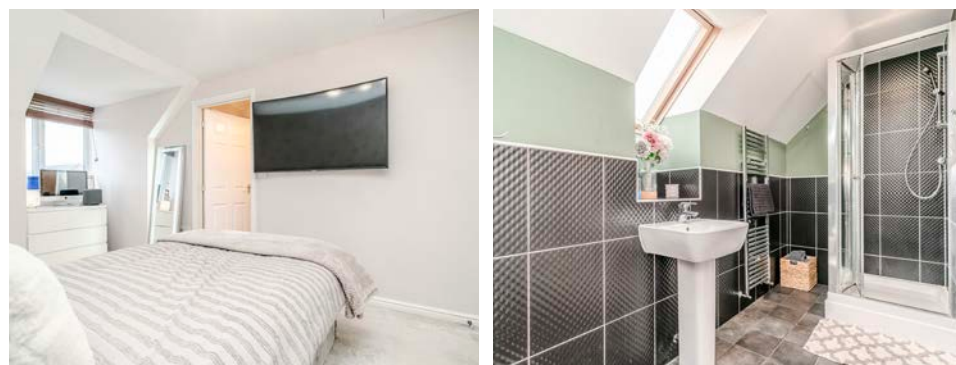
A standout feature of this home is its private rear aspect, which backs onto a well-used walk-through between Wigan Road and Central Drive. This means you won't be overlooked—a rare and highly desirable benefit for any homeowner.

The location of this property is excellent, with everything you need within walking distance, including local amenities, travel links, and Buckshaw Parkway station, making it perfect for commuters. You'll also enjoy the charm of Buckshaw Village, which boasts a variety of shops, cafes, parks, and schools.

This home offers the perfect combination of space, comfort, and convenience—inside and out. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.







KEY FEATURES

Well Presented Three Storey Townhouse

Three Good Sized Bedrooms with Ensuite to Master

Circa 911 Square Feet

Cosy Lounge

Modern Kitchen

Low Maintenance Rear Garden

Driveway Parking

Excellent Transport Links

Sought After Location









