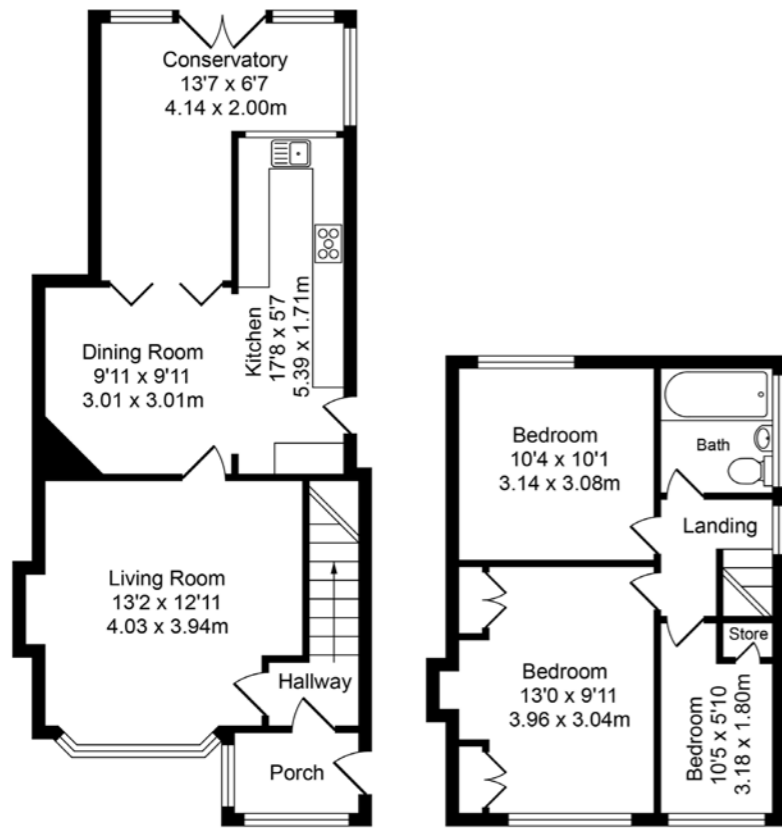




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 982 Sq.ft. (91.2 Sq.M.)

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



Ground Floor
 Approx. Floor Area 593 Sq.Ft (55.1 Sq.M.)

First Floor
 Approx. Floor Area 389 Sq.Ft (36.1 Sq.M.)



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 delighted to bring to market this well-presented three-bedroom semi-detached family home, residing attractively along the popular Trevor Road in Burscough, West Lancs.

Ideally positioned this vibrant property reside within the heart of Burscough Village and enjoys a host of local amenities and independent retailers on its doorstep. Superb transport and commuter links are provided via the two nearby rail stations, whilst several highly regarded primary and secondary schools also reside nearby, making this property ideal for working professionals and families alike.

Approached via a private driveway providing off-road parking, access is granted via the main front entrance porch, with one received into a brightly lit entrance hallway. The front of the property enjoys a spacious main living room which is well-decorated and flows through to a fully fitted open-plan dining kitchen, which has been well fitted with an array of wall, base and tower units, finished in a modern high-gloss design and providing a range of integrated appliances and stylish contrasting work-surfaces. This flows into an ample dining area and further around into a bright lit garden room conservatory.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size and all are neutrally decorated, enjoying a pleasant outlook over the surrounding area. The property is well-served by a tiled family bathroom which provides bath with overhead shower, WC and vanity wash hand basin.

The rear garden is of a good size and is mainly laid to lawn with patio area and decking area. Extending to a flexible 982 square feet of prime living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

SEMI DETACHED FAMILY HOME

THREE BEDROOMS

WELL PRESENTED THROUGHOUT

CONSERVATORY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

POPULAR LOCATION



