

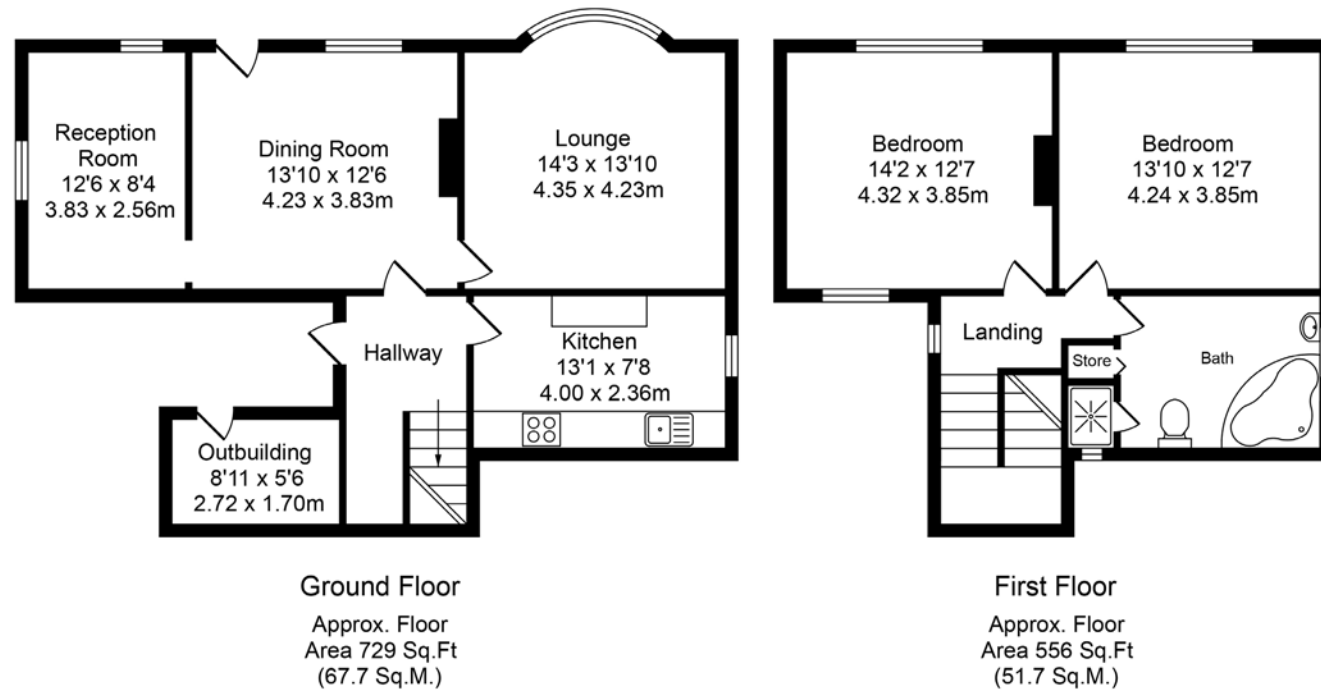


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1285 Sq.ft. (119.4 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 Leasehold
 Term of Lease: 999 years from 2 February 1918
 Years Remaining on Lease: 894 years
 Ground Rent: Peppercorn Rent
 Service Charge: No Charge Payable
 Council Tax Band: E
 Details Prepared: 17/11/2023

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. 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 bring to market a unique opportunity to acquire this deceptively spacious two-bedroom detached cottage, residing within a private plot along the rural Back Lane in Burscough, West Lancs. Ideally positioned 'Laburnum Cottage' dates back in part to the 1850's and was previously two houses that have over time been knocked through to create one residence.

This property would benefit from a full course of cosmetic modernisation, with the abundant potential apparent throughout and clear for all to see. This property enjoys a great location, with a host of local amenities, retailers and superb transport and commuter links all close at hand. Approached via a driveway providing off-road parking, access is granted via the main front entrance.

The ground floor enjoys three reception rooms, all of which are of a good size and are neutrally decorated, with a range of period features apparent. The rear of the property houses a traditional kitchen that whilst in need of modernising, occupies a good space and enjoys a pleasant outlook over the rear garden.

The first floor provides two well-proportioned bedrooms, both of which are well-lit with the larger of the two enjoying double aspect windows. The property benefits from a large family bathroom providing a traditional four-piece bathroom suite.

Externally the rear of the property is not overlooked and provides a well-established garden area that whilst requiring landscaping, provides a great deal of potential. Extending to a generous 1,285 square feet of rural cottage living accommodation and residing within walking distance of the village centre, internal inspection of this exciting renovation project is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Detached Period Cottage
- Two Double Bedrooms
- Circa 1285 Square Feet
- Three Reception Rooms
- Off Road Parking
- Rural Location







