

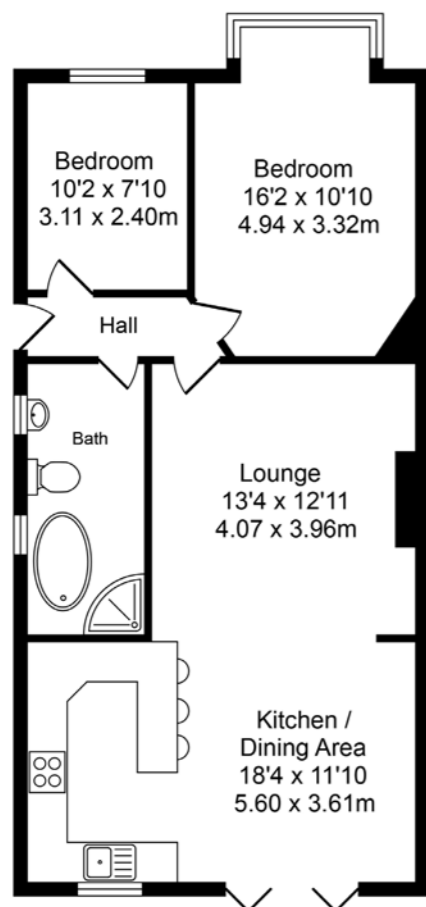


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

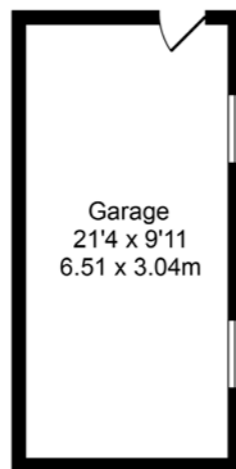
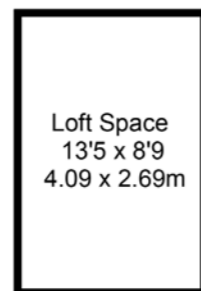
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 983 Sq.ft. (91.3 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 770 Sq.Ft (71.5 Sq.M.)



Garage
 Approx. Floor Area 213 Sq.Ft (19.8 Sq.M.)



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. 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 an exciting opportunity to purchase this generously proportioned two-bedroom semi-detached true bungalow, residing along the attractive Lordsgate Lane in the heart of Burscough, West Lancs.

Ideally positioned this versatile property enjoys a host of amenities and retailers residing nearby, whilst also benefiting from superb transport and commuter links thanks to the two local rail stations which service both the Liverpool and Manchester lines.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance, with one record into a brightly lit entrance hallway. The front of the property houses two well-proportioned bedrooms, with the main enjoying a large bay-window. Centrally resides the main family bathroom which provides bath, WC, vanity wash hand basin and corner shower, all finished in a stylish tiled design. The main living room is of a good size and is centred around an ornate feature fireplace. This flows through to the rear of the property which has been opened up and extended to enjoy a large open-plan dining kitchen. Finished in a premium high-gloss design this modern kitchen provides an array of wall, base and tower units, featuring a wealth of integrated appliances and premium stylish work-surfaces and breakfast bar. An ample dining/living area is well-lit via modern patio doors which overlook the rear garden beyond.

Externally the property enjoys a private and well-established garden, with a large turfed lawn bordered by a range of established trees, plants and shrubs to the rear. A flagged patio terrace extends around the rear of the property and provides the ideal place in which to entertain and dine al-fresco. With gas central heating, double glazing and a detached garage, internal inspection of this vibrant property is highly advised to fully appreciate the versatile living accommodation available within.





KEY FEATURES

- Semi-Detached True Bungalow
- Two Bedrooms
- Circa 983 Square Feet
- Large Open Plan Dining Kitchen
- Private and Well-Established Rear Garden
- Driveway Parking
- Detached Garage



