



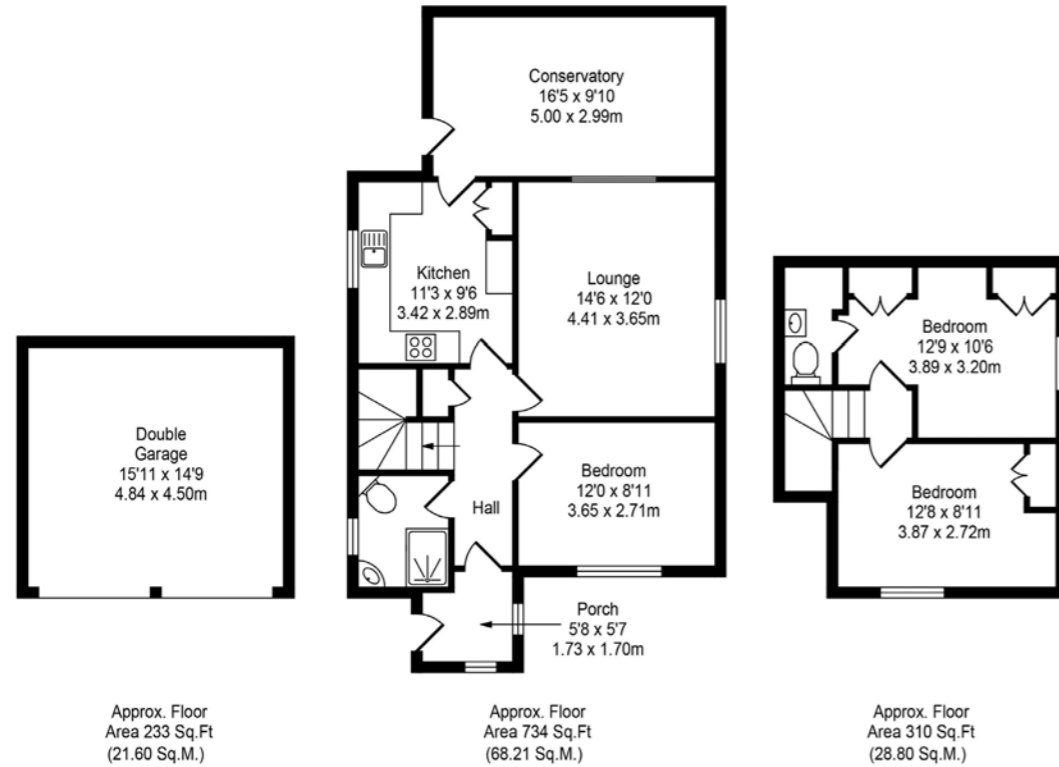
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1277 Sq.ft. (118.61 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: D

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.



THE LUXURY PROPERTY SPECIALISTS

Junction Lane, Burscough
Offers in Excess of £300,000



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this deceptively spacious three-bedroom property, residing within an impressive double corner plot along Junction lane in the heart of Burscough village. Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links with the two nearby rail stations servicing both the Liverpool and Manchester lines.

Whilst a course of cosmetic modernisation is required throughout this property, the abundant potential both inside and out is clear for all to see. This property sits well within a large plot, with a generous parcel of land to the side ideal for further extension and development, subject of course to all the usual planning permissions being obtained.

The ground floor enjoys a large living room, ground floor double bedroom and rear garden room conservatory, with the main family bathroom also residing to the ground floor and providing walk in shower, WC and wash hand basin. The ground floor accommodation is completed with a fitted kitchen providing an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces.

The first floor enjoys two double bedrooms, both of which enjoy fitted wardrobes and storage facilities, with the larger of the two benefitting from en-suite bathroom facilities.

Externally the property is approached via a large, flagged hardstanding providing an abundance of off-road parking. Sitting well within its extensive plot, a large, turfed garden extends around the rear of the property and flows into the adjoining parcel of land to the side which could be accessed on Gower Gardens. Occupying a generous corner pilot and benefiting from gas central heating, double glazing and an abundance of future potential, internal inspection is highly advised to fully appreciate the full scope of potential available within.





KEY FEATURES

- Spacious Detached Property
- Three Double Bedrooms
- Circa 1277 Square Feet
- Impressive Plot
- Great Potential
- Double Garage
- Driveway Parking
- Good Transport Links







