

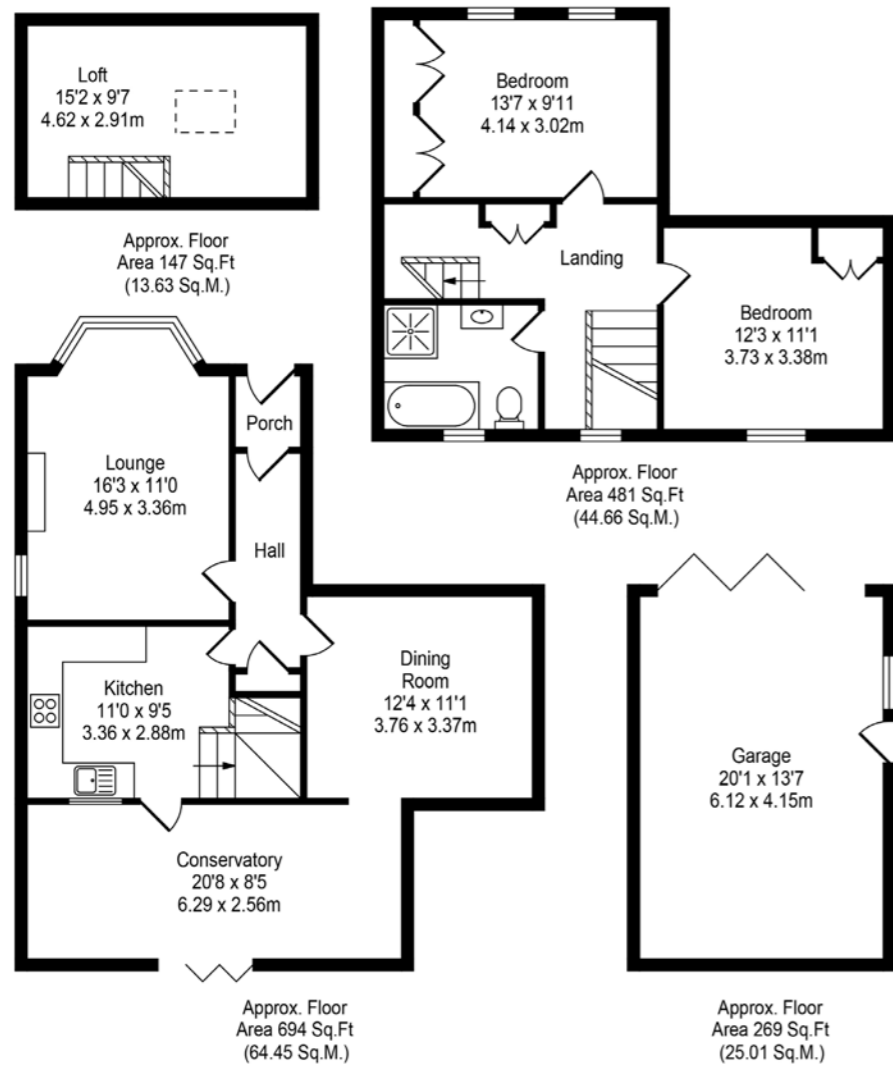


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**Total Approx. Floor Area 1590 Sq.ft. (147.75 Sq.M.)**

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.





Arnold and Phillips are pleased to bring to market an exciting opportunity to acquire this generously proportioned two-bedroom semi-detached Victorian property, residing attractively along the popular Mill Lane in the heart Burscough, West Lanes.

Conveniently positioned this canal side property resides within comfortable walking distance of Burscough village centre, complete with its varied array of local amenities and independent retailers. With superb transport and commuter links provided via two rail stations servicing both the Liverpool and Manchester lines and several highly regarded local primary and secondary schools, this property would be ideal for working professionals, luxury downsizing and family's alike.

Set against the picturesque backdrop of the Leeds Liverpool canal, this spacious property is approached via a private driveway providing off road parking for multiple vehicles. Access is granted via the main front entrance porch with one received into a brightly lit front entrance hallway. The ground floor enjoys three well-proportioned main reception rooms, with a bay fronted main living room centred around a premium log burning feature fireplace. A centrally positioned kitchen provides an array of wall, base and tower units, featuring a range of integrated appliances with an ample dining room extending through into a generous garden room conservatory.

The first floor enjoys two large double bedrooms, both of which are neutrally decorated and provide a range of integrated wardrobes and storage facilities. The main family bathroom resides to this level and provides bath, separate shower, WC and vanity wash and basin. A fixed wooden staircase ascends to a handy loft room providing the potential for multiple additional uses. With generous proportions to the first floor the present bedrooms could easily be converted to include a third bedroom if required.

Externally a large, detached garage with adjoining utility out building resides adjacent to the main property. A large patio terrace extends around the exterior of the building and provides an ideal place in which to entertain and dine alfresco. A centrally turfed and well-tended main lawn is bordered by a range of timber fencing, plants and shrubs. Extending to a generous 1,590 square feet of living accommodation and directly backing on to the Leeds Liverpool canal, this flexible property enjoys gas central heating and double glazing throughout. Internal inspection is highly advised to fully appreciate the true scope of potential available within this compelling property.





