



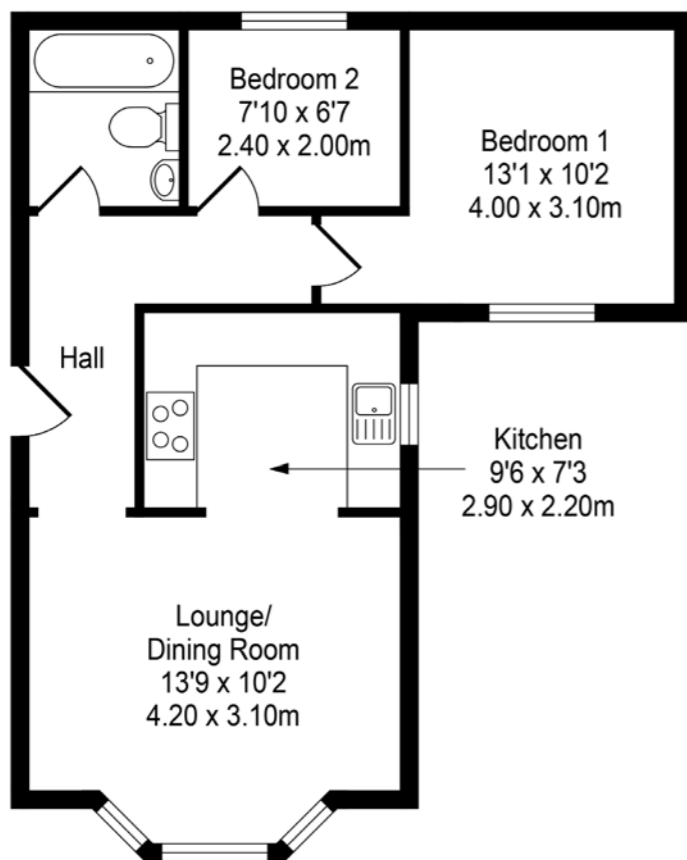
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 505 Sq.ft. (46.93 Sq.M.)

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



Approx. Floor Area 505 Sq.Ft (46.93 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from September 1998
 Years Remaining on Lease: 963 years
 Ground Rent: £25 per annum (paid through the service charge)
 Service Charge: £100 pcm (including ground rent)
 Council Tax Band: B
 Details Prepared: 13/03/2024

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 £140,000

A&P

Arnold & Phillips are pleased to bring to market a unique opportunity to acquire this well-presented two-bedroom ground floor apartment, positioned within the attractive 'Netherby House' off Junction Lane in Burscough, West Lanes.

Ideally positioned this versatile property resides within the heart of Burscough Village, with an array of local amenities and independent retailers within comfortable walking distance. Superb transport and commuter links are also provided, thanks in part to the two local rail stations which service both the Liverpool and Manchester lines.

With communal parking, access is granted via the main front entrance, with one received into a spacious and brightly lit entrance hallway. The front of the property enjoys a spacious bay-fronted main living room which is centred around a modern feature fireplace and flooded in natural light via the picturesque bay window which is adorned with premium plantation shutters. This flows into a self-contained fully fitted kitchen which provides an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work-surfaces.

The rear of the property houses two well-proportioned bedroom, with the larger being a comfortable double sized room. The property is well-served by a main family bathroom which provides bath with overhead shower, WC and wash hand basin, finished in a stylish tiled design.

With gas central heating, double glazing and a flexible 505 square feet of central village living accommodation, internal inspection is highly advised to fully appreciate all on offer within this magnificent apartment.





KEY FEATURES

- Ground-Floor Apartment
- Two Bedrooms
- Circa 505 Square Feet
- Spacious Bay-Fronted Lounge
- Self-Contained Fitted Kitchen
- Communal Parking
- Ideally Located



