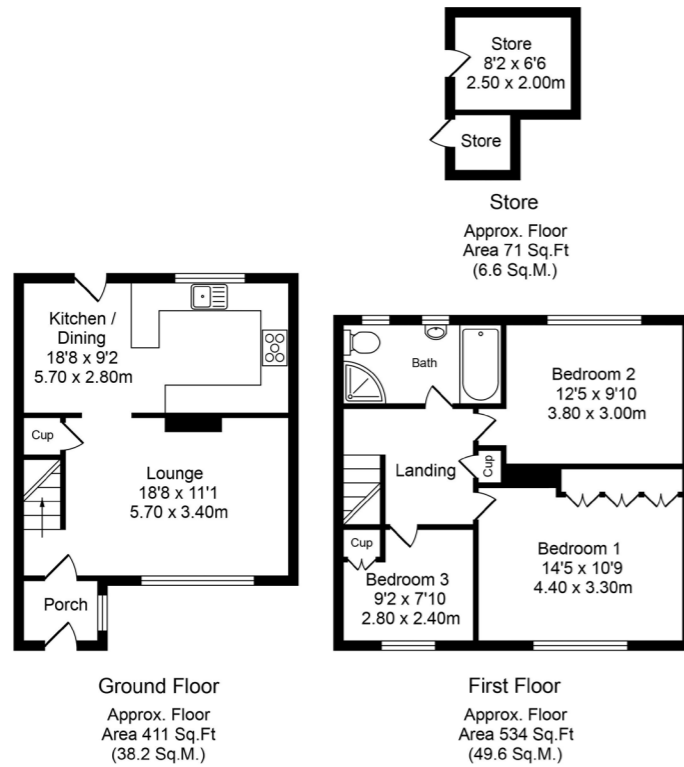




Chorley: 01257 241173
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 1016 Sq.ft. (94.4 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 Freehold
 Council Tax Band: B

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 acquire this renovated three-bedroom mid-terrace property, residing attractively along the tree-lined Elm Road in Burscough, West Lancs. Ideally positioned this vibrant property resides within just a short walk of Burscough village centre, complete with its varied selection of local amenities and independent retailers. Superb transport and commuter links are provided via the two nearby rail stations, servicing both the Liverpool and Manchester lines. With highly regarded primary and secondary schools also residing nearby, this welcoming property would be ideal for working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The ground floor enjoys a spacious front living room which is centred around a contemporary multi-fuel fireplace with overhead timber mantle. This bright living space flows through into the adjoining open plan dining kitchen which enjoys a fully-fitted modern kitchen which boasts an array of premium wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work-surfaces and feature breakfast bar. An ample dining area is provided and enjoys a pleasant outlook over the rear garden.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size and all neutrally decorated, with the main bedroom providing integrated wardrobes and storage facilities. The main family bathroom is of a generous size and provides bath, separate corner shower, WC and vanity wash hand basin, with a stylish complementary tiled design.

Externally the rear of the property provides a brick outbuilding ideal for garden storage and a large patio terrace which extends in an L-shape around a centrally turfed lawn and provides the ideal place in which to entertain.

Extending to a generous 1,016 square feet of central village living accommodation and providing gas central heating, solar panels and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

Renovated Mid Terraced Home

Three Well Proportioned Bedrooms

Circa 1016 Square Feet

Spacious Lounge

Modern Dining Kitchen

Ample Driveway Parking

Good Sized Rear Garden

Outbuilding

Village Location







