

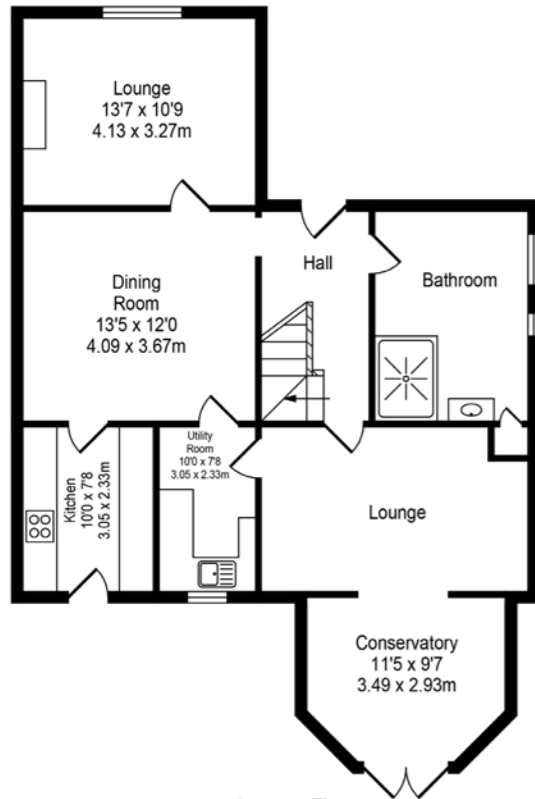


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

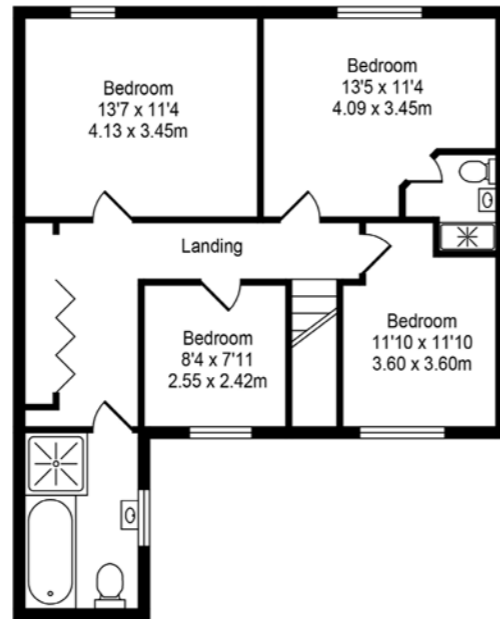
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1608 Sq.ft. (149.42 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 896 Sq.Ft (83.26 Sq.M.)



Approx. Floor Area 712 Sq.Ft (66.16 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: B

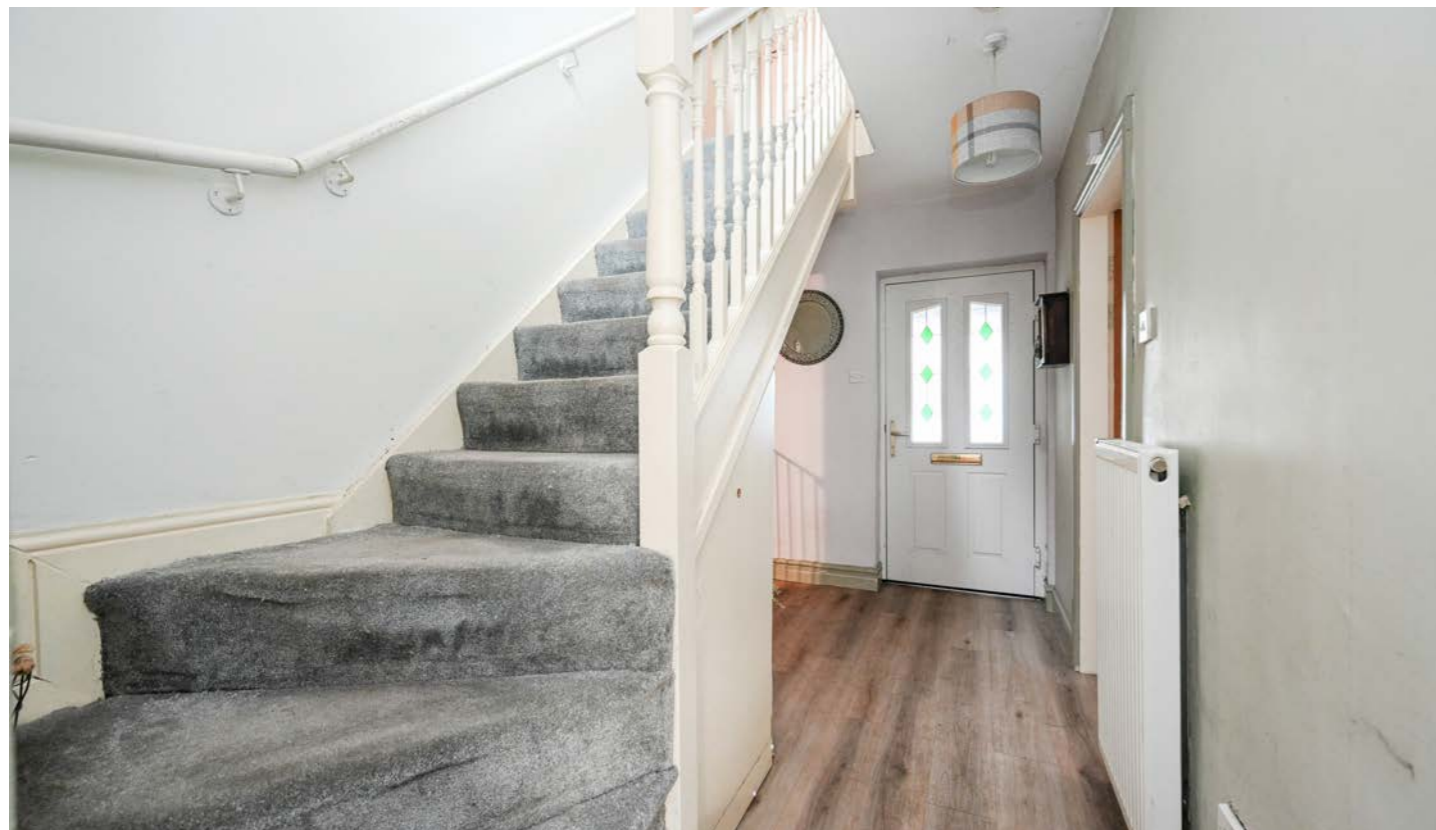
Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract 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.

This four bedroom semi-detached home rests in a convenient location along Liverpool Road South in Burscough within easy reach of Ormskirk and Burscough town centres. The home's generous floor plan spans 1608 square feet across two levels and offers versatile living spaces with a practical layout that would suit an elderly relative that requires living space on the ground floor level.

Whilst the property does require some modernisation, it presents a fabulous opportunity for buyers to unleash their creativity and make it their own. Internal inspection is highly recommended and will reveal accommodation which briefly comprises entrance hallway, a lounge, sitting room, and dining room all which offer ample space for a family. The kitchen is complete with a range of wall and base units with plenty of workspace and there is a good sized utility which could serve as a second kitchen for co-dependents. To the rear of the home is a conservatory and a convenient downstairs shower room adds a touch of convenience.

Ascending to the first floor, you will find four generously sized bedrooms, providing ample space for family, guests, or even a home office. The master bedroom boasts an en-suite shower room and the large landing area is complemented by built-in storage cupboards, offering functionality and practicality. Completing the upper level is a three-piece family bathroom.

Outside, the property boasts a garden area at the front with driveway parking, providing ample space for vehicles. At the rear, there is an enclosed garden with mature planted borders, creating a serene and private atmosphere. A paved patio area offers the perfect spot for outdoor relaxation and entertainment. Notably, the garden is not directly overlooked, ensuring privacy for residents.





KEY FEATURES

- Semi-Detached Home
- Four Bedrooms
- Circa 1608 Square Feet
- Fitted Kitchen
- Multiple Reception Rooms
- Good-Size Enclosed Rear Garden
- Driveway Parking







