

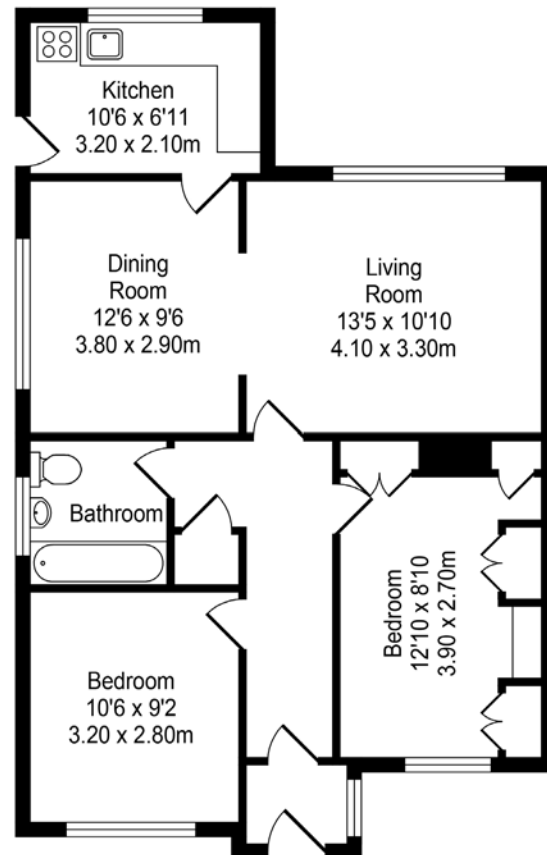


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 Southport: 01704 778668
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 Chorley: 01257 241173

Total Approx. Floor Area 734 Sq.ft. (68.22 Sq.M.)

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



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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. 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 pleased to bring to market an exciting opportunity to acquire this two-bedroom semi-detached bungalow, situated along the popular Langdale Drive in the heart of Burscough, West Lancs.

Centrally positioned within Burscough village, this property offers easy access to local amenities and excellent transport links, including two nearby rail stations, making this ideal for working professionals and downsizers alike.

A private driveway provides off-road parking for multiple vehicles, enhancing convenience for residents. While this home presents an opportunity for cosmetic modernisation, its abundant potential is evident upon entry.

The interior features two spacious bedrooms, a centrally located fitted kitchen and a main family bathroom. Additionally, two adjoining reception rooms at the rear of the property offer versatile living spaces.

Outside, the established rear garden provides a tranquil retreat, with a central lawn bordered by mature plants and shrubs. An ample patio terrace presents an ideal setting for outdoor entertaining or relaxation. With a floor area of 734 square feet, gas central heating, double glazing and considerable future potential, this property invites exploration. Internal inspection is recommended to fully appreciate the possibilities that await within this delightful bungalow.



