

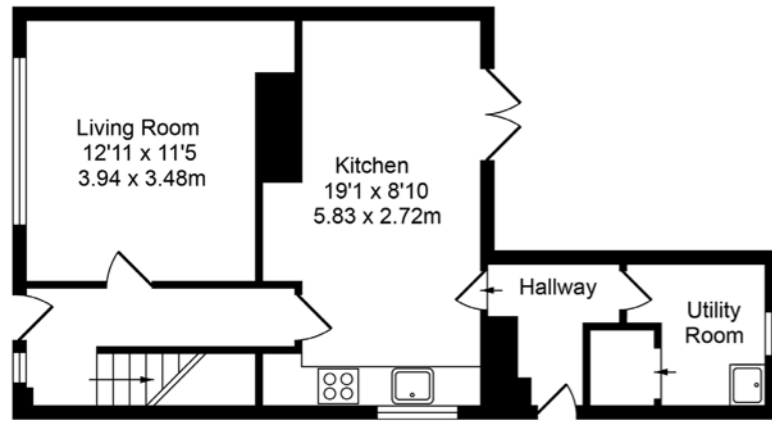


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

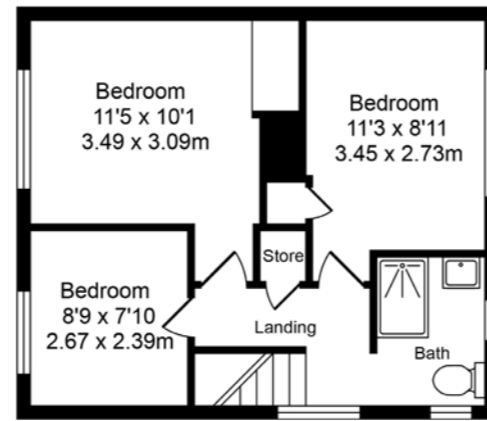
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 976 Sq.ft. (90.7 Sq.M.)**

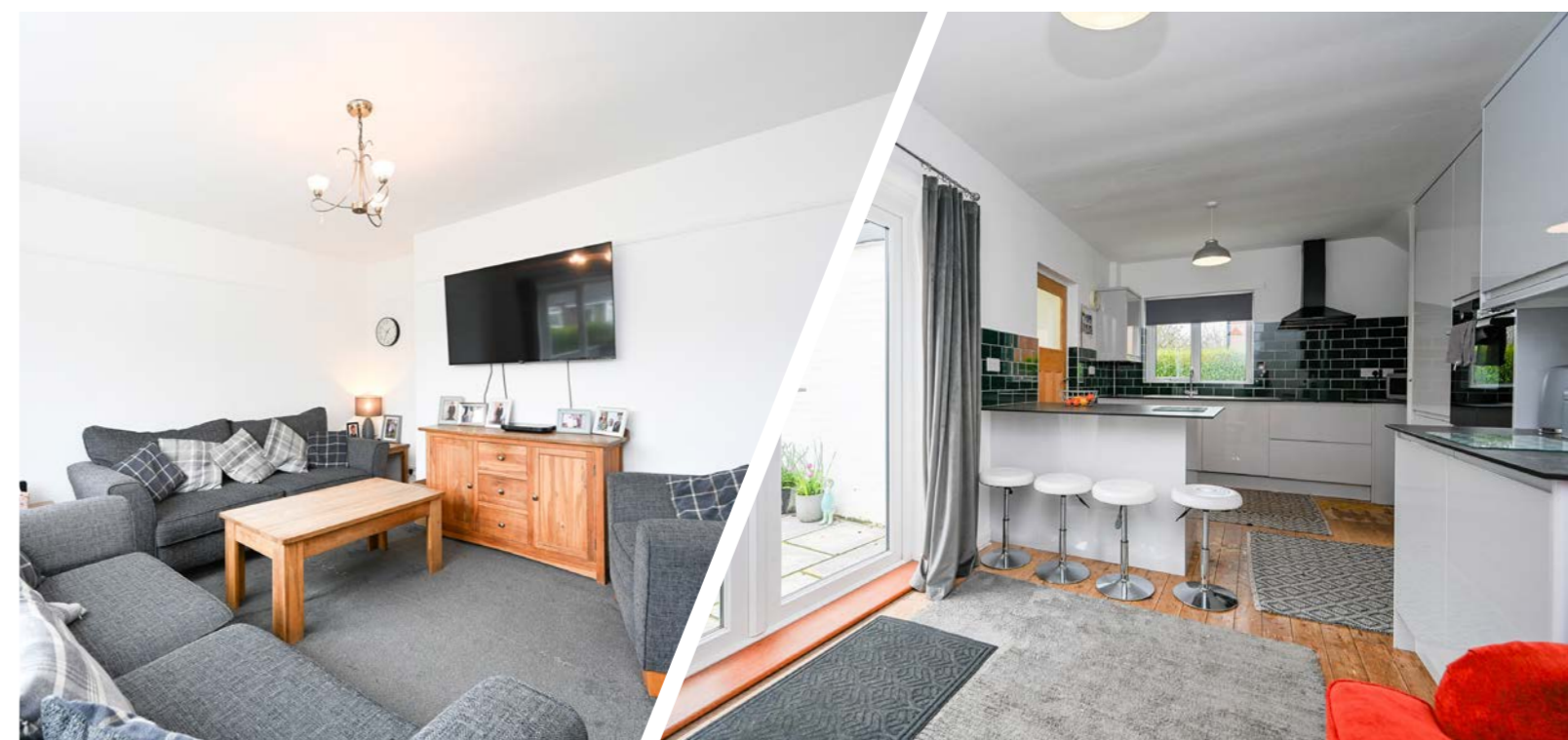
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 538 Sq.Ft (50.0 Sq.M.)



**First Floor**  
 Approx. Floor Area 438 Sq.Ft (40.7 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](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.



This beautifully presented three-bedroom semi-detached property is perfect for a wide range of buyers. Whether you're a family looking for a comfortable home or a first-time buyer taking your first steps onto the property ladder, this house has something for everyone. Recently refurbished to a high standard, the property boasts a brand new kitchen along with tasteful decor throughout.

Conveniently located in Burscough, the property offers easy access to the bustling town center with its variety of shops, bars, and restaurants. Excellent schools and reliable transport links via rail and road are also within reach, ensuring convenient travel throughout the region.

Inside, the house features a welcoming reception hallway, a spacious lounge filled with natural light, and an open plan dining kitchen and living area with French doors leading to the garden. Additional highlights include a rear porch, a practical utility room, and three bedrooms on the first floor. The three-piece shower is fully tiled and finished with a glass screen shower unit.

The heart of the home is undoubtedly the beautiful dining kitchen, a vibrant space perfect for family gatherings and entertaining. The kitchen boasts contemporary fitted wall and base units with a hi-gloss finish, ample workspace, a breakfast bar, and high-quality integrated appliances. Wooden flooring and gleaming wall tiles add to the stylish ambiance.

Outside, the property enjoys a pleasant position and offers ample parking and a paved frontage, while the rear features lawned gardens with a timber garden shed and a patio area, ideal for outdoor dining and entertaining. Gas central heating and double glazing are additional benefits of this wonderful property.

We highly recommend an internal inspection to fully appreciate all that this property has to offer.





#### KEY FEATURES

Semi-Detached Home

Three Bedrooms

Circa 976 Square Feet

Open Plan Dining Kitchen and  
Living Area

Pleasant Rear Garden

Driveway Parking

Great Location



