

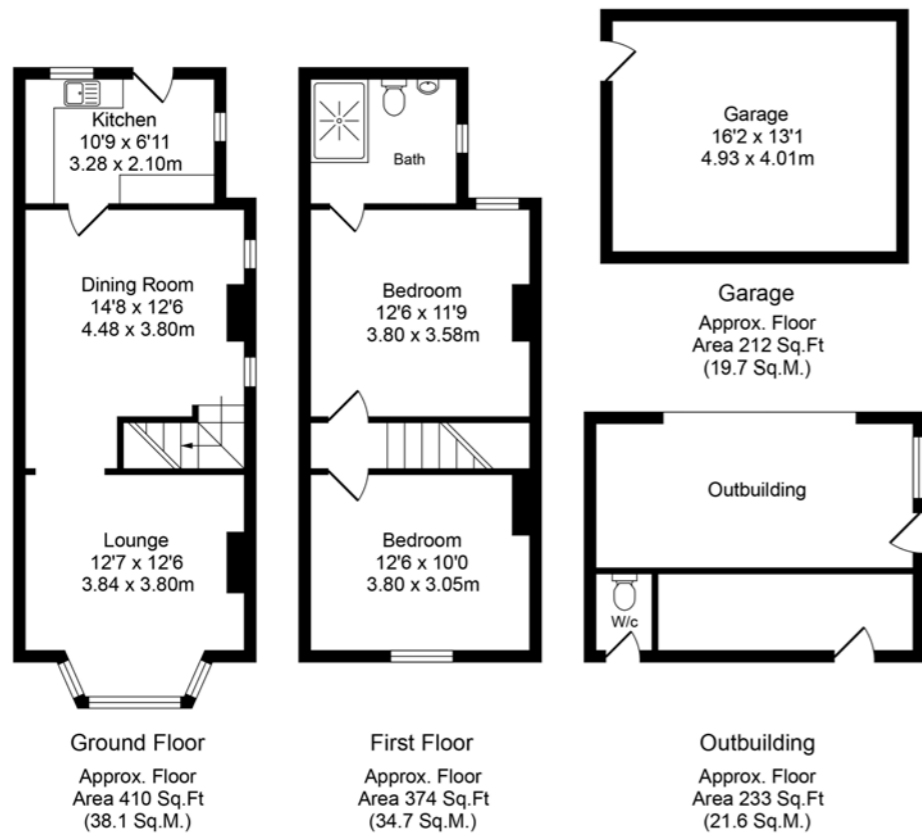


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1229 Sq.ft. (114.1 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: 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 versatile two-bedroom semi-detached property, nestled along the picturesque Mill Lane in the heart of Burscough Village, West Lancashire.

Ideally situated within walking distance of the village centre, this property offers easy access to local amenities, reputable schools, and excellent transport links, with two nearby rail stations catering to commuters.

Awaiting a full course of cosmetic modernisation, this property presents an enticing renovation project for those with a vision for transformation. With a private driveway providing off-road parking for multiple vehicles, the ground floor features two spacious reception rooms, including a front room bathed in natural light through a large picture bay window. The rear of the property boasts a traditional fitted kitchen.

Upstairs, two large double bedrooms await, both enjoying pleasant views of the surrounding area. The main family bathroom completes the internal accommodation, featuring a walk-in double shower, WC, and wash hand basin.

Outside, the established rear garden is generously sized and includes a large, detached garage and spacious brick outbuilding. A centrally turfed lawn, bordered by an array of trees, plants, and shrubs, offers ample space for outdoor entertaining or extension possibilities.

With a generous 1,229 square feet of living accommodation and equipped with gas central heating and double glazing throughout, this property exudes potential for a compelling renovation project. Schedule your viewing today to explore the abundant possibilities within this promising home.



