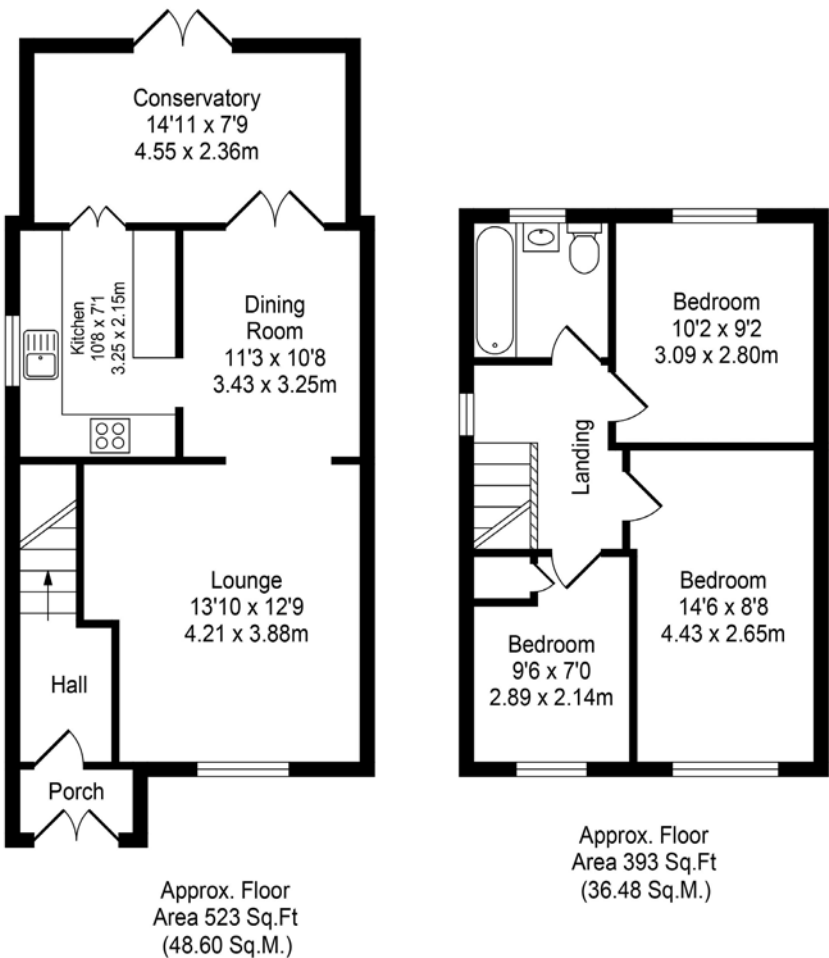




Ormskirk: 01695 570102
 Southport: 01704 778668
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 916 Sq.ft. (85.08 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 Leasehold with in excess of 900 years remaining on the lease, with a ground rent of £26.00 per annum.
 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 pleased to bring to market an exciting opportunity to acquire this recently renovated three-bedroom semi-detached family home, nestled along the sought-after Manor Avenue in Burscough, West Lancs.

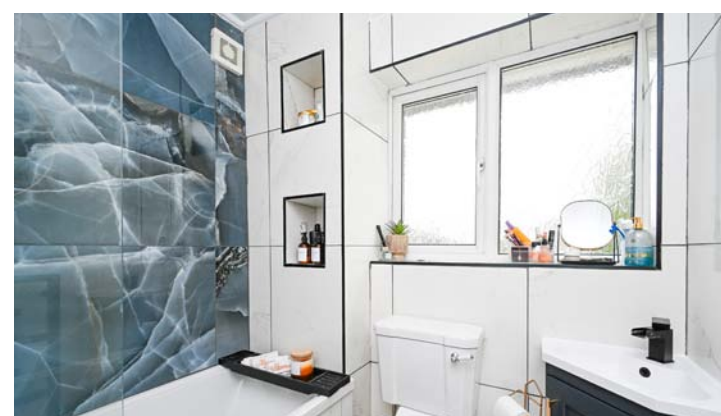
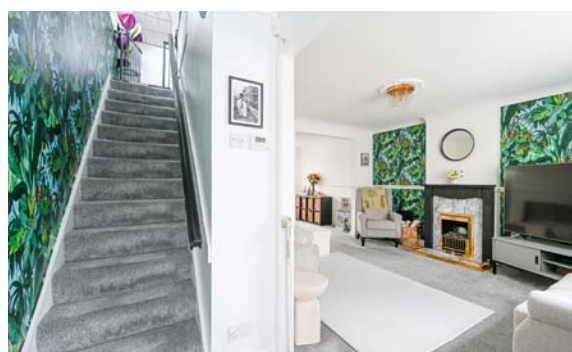
This well appointed property offers modern comfort in a prime location. Its proximity to the village centre ensures easy access to local amenities, while excellent transport links, including two nearby rail stations, make commuting a breeze.

Perfect for families and professionals and with several reputable schools residing nearby, the property boasts a private driveway with ample off-road parking. Inside, the ground floor features a spacious living room flowing seamlessly into a well-proportioned dining room, with a bright garden room conservatory adding to the charm. The modern kitchen, centrally positioned, showcases recently installed shaker units and integrated appliances, with contemporary contrasting feature work-surfaces.

Upstairs, three bedrooms await, two of which are doubles, and are all adorned with neutral decor and enjoying pleasant views of the surrounding area. A newly installed family bathroom, with a bath and overhead shower, WC, vanity wash hand basin and stylish modern tiled design, completes the internal accommodation.

Outside, the rear garden provides a spacious patio terrace for entertaining, and a large hard standing area leading to a handy timber garden shed.

With gas central heating, double glazing, and approximately 916 square feet of free-flowing living space, this property invites internal inspection to fully appreciate its modern amenities and comfortable living arrangement.





KEY FEATURES

RECENTLY RENOVATED
SEMI DETACHED HOME

THREE BEDROOMS

WELL PRESENTED THOUGHOUT

MODERN FITTED KITCHEN

GARDEN ROOM CONSERVATORY

NEWLY INSTALLED FAMILY
BATHROOM

AMPLE OFF ROAD PARKING



