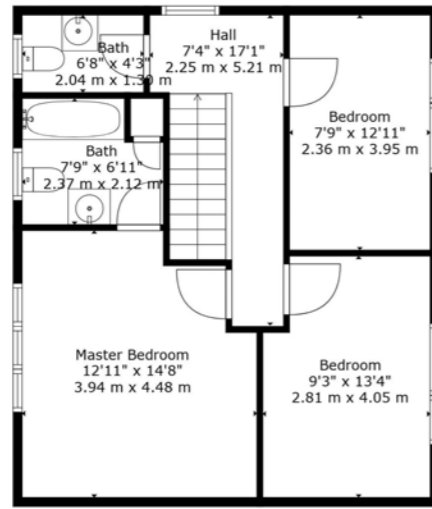
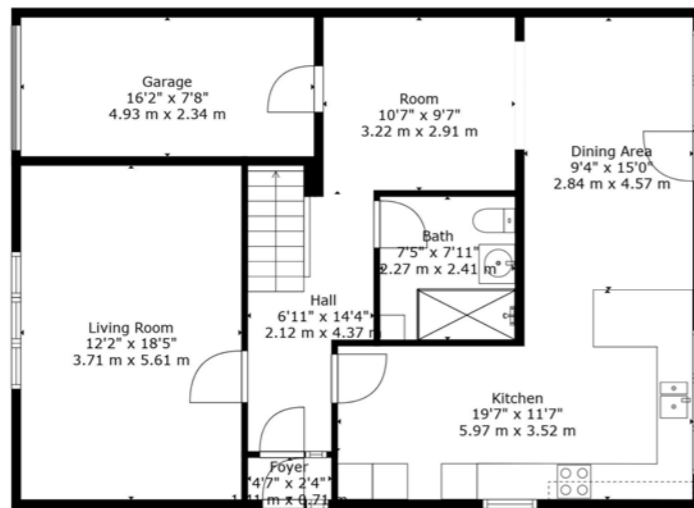




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



Floor 2



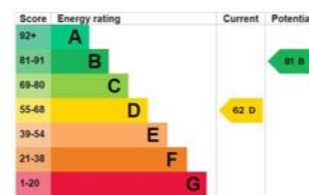
Floor 1

TOTAL: 1445 sq. ft, 134 m2
 FLOOR 1: 848 sq. ft, 79 m2, FLOOR 2: 597 sq. ft, 55 m2
 EXCLUDED AREAS: GARAGE: 124 sq. ft, 12 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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

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.



This recently refurbished and fully renovated three-bedroom detached home, offers a generous and flexible floor plan covering 1,445 square feet. Meticulously finished to an exceptional standard, the property exudes tasteful decor and boasts high-quality fixtures and fittings throughout.

Upon entering, you are greeted by a welcoming reception hallway that sets the tone for the rest of the home. The spacious lounge provides a comfortable retreat, while the beautiful fitted kitchen is a true standout feature. Adorned with contemporary anthracite grey wall and base cabinets, complemented by contrasting work-surfaces, this kitchen is both stylish and functional. It is equipped with an induction hob, integrated oven and microwave, and a breakfast bar. Ample space is available for a washing machine and fridge freezer. The kitchen seamlessly opens up to a living area which in turn opens through to a dining room, creating a perfect space for everyday family living and entertaining. Completing the ground floor is a convenient downstairs bathroom, featuring a walk-in shower and a modern vanity unit.

Moving upstairs, you will find three well-proportioned bedrooms, each neutrally decorated and newly carpeted. The master bedroom boasts a brand new modern white three-piece en-suite bathroom, adding a touch of luxury to your private retreat. A further bathroom, featuring a two-piece suite with a WC and wash hand basin, completes the first floor.

Externally, the rear of the property boasts a spacious and private garden, providing a tranquil outdoor space that is not overlooked. A generous driveway provides ample off-road parking and grants access to an integral garage, ensuring convenience and security.

Situated in a highly desirable location, the property benefits from its proximity to Burscough village centre, offering a wide range of excellent amenities. Additionally, the nearby local canal is home to several delightful country pubs, perfect for leisurely strolls and enjoying the picturesque surroundings. Ormskirk is just a short drive away, providing further amenities including schools, restaurants, cafes, and boutiques. The property also offers easy access to local motorway networks, allowing convenient travel to Southport, Liverpool, and Manchester.

Don't miss out on the opportunity to make this stunning property your new home. Contact us today to arrange a viewing and discover the true beauty and convenience of this delightful residence.





KEY FEATURES

FULLY RENOVATED
DETACHED HOME

GENEROUS FLOOR PLAN
EXTENDING TO CIRCA 1445 SQ FT

THREE BEDROOMS
(MASTER WITH EN-SUITE)

HIGH QUALITY FIXTURES &
FITTINGS THROUGHOUT

BEAUTIFUL FITTED KITCHEN

SPACIOUS & PRIVATE
REAR GARDEN

AMPLE OFF ROAD PARKING &
INTEGRAL GARAGE



