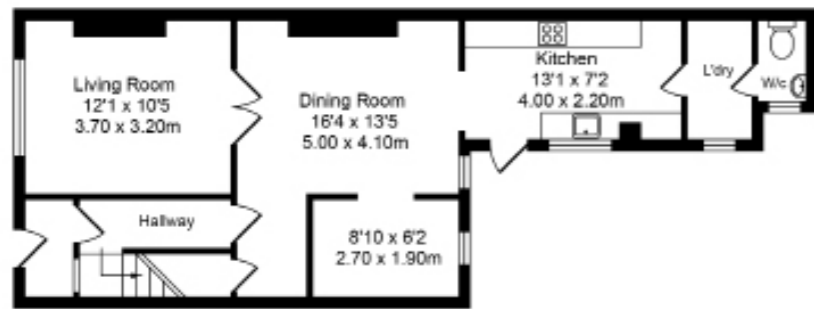




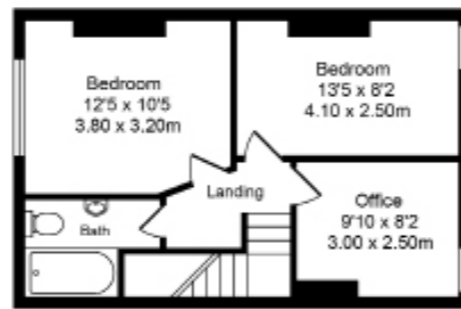
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1022 Sq.ft. (95.0 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 583 Sq Ft (54.2 Sq.M.)



First Floor
 Approx. Floor Area 439 Sq Ft (40.8 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. 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 this charming three-bedroom mid-terraced family home which exudes timeless appeal, gracefully situated along the popular Square Lane in Burscough, West Lincs.

Conveniently located within walking distance of Burscough Village, residents will appreciate easy access to local amenities and excellent transport links, including the nearby rail station.

Ideal for families and professionals, this residence boasts a wealth of period features seamlessly blended with modern conveniences. The ground floor welcomes you with two spacious reception rooms, elegantly adorned and centred around contemporary feature fireplaces. The country-style fitted kitchen to the rear offers a delightful space for culinary pursuits, complete with a range of integrated appliances and ample storage solutions. A convenient laundry room and WC complete the ground floor layout.

Upstairs, three well-proportioned bedrooms await, two of which are generously sized doubles, all neutrally decorated to create a serene ambiance. A newly installed family bathroom showcases stylish tiled finishes and modern fixtures, including a bath with overhead shower.

Outside, generous gardens await, featuring a centrally turfed lawn bordered by mature trees, plants, and shrubs. An expansive patio terrace provides the perfect setting for outdoor entertaining, while off-road parking at the rear ensures practicality and convenience.

With a spacious interior extending to 1,002 square feet, complemented by gas central heating and double glazing throughout, this home offers comfort and functionality in equal measure. Internal inspection is highly recommended to fully appreciate the charm and potential of this delightful property.

