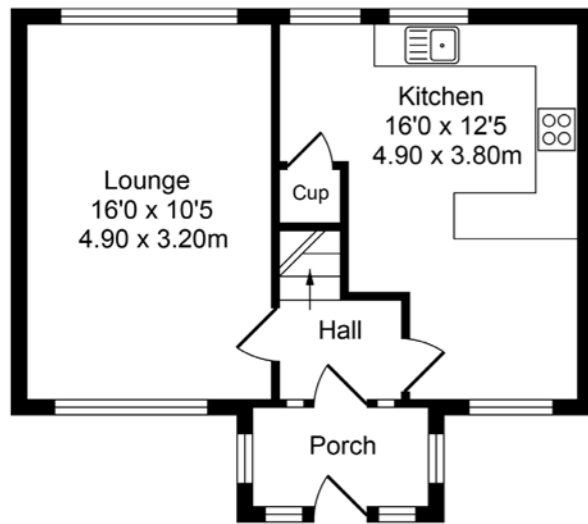




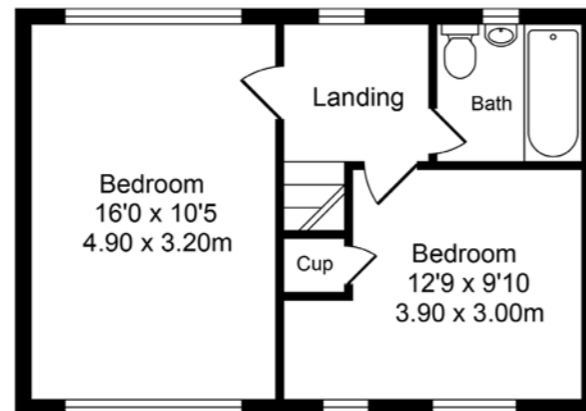
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 794 Sq.ft. (73.8 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 414 Sq.Ft (38.5 Sq.M.)



First Floor
 Approx. Floor Area 380 Sq.Ft (35.3 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.



This lovely end terraced property offers a range of desirable features. With a practical floor plan and 794 square feet it is ideal for both first-time buyers and families. The property is immaculate and well-presented with plenty of natural light throughout.

Located within walking distance of Burscough town centre, it offers convenience and easy access to the town excellent amenities. The property boasts a larger than average garden, perfect for outdoor activities and relaxation. Additionally, there are two parking spaces available at the front of the property.

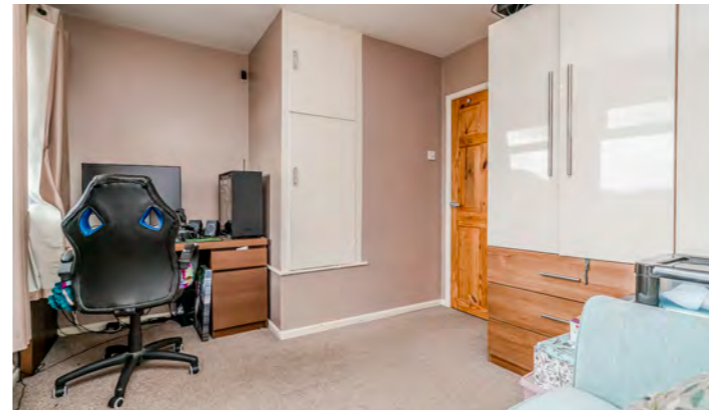
Upon entering, you will find an entrance porch and hallway, leading to a comfortable lounge with an inset feature fireplace. The breakfast kitchen is well-equipped with a range of wall and base units, ample workspace, a breakfast bar, integrated appliances and complementary tiling to the walls.

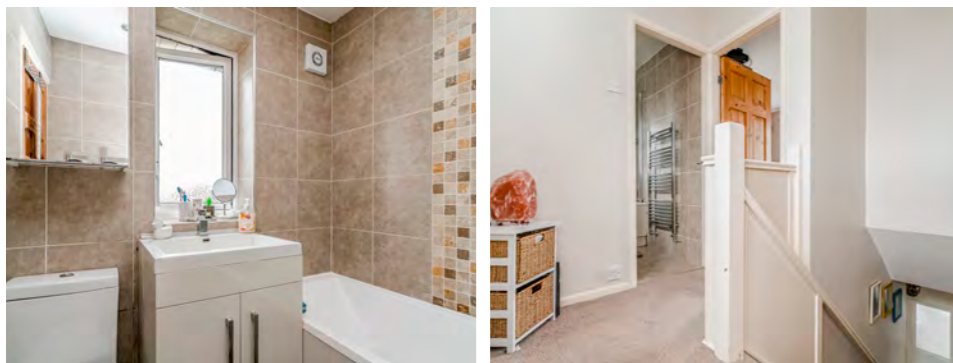
On the first floor there are two lovely bedrooms, providing ample space for rest and relaxation. The modern three-piece bathroom is designed in white and includes a low-level WC, vanity basin, and a panelled bath with a shower over, pristine tiling completed the look.

The rear garden is of a good size and has well kept lawned areas, as well as two patio areas, perfect for outdoor dining and entertaining.

Burscough is a charming and vibrant town with a lot to offer. Situated within easy reach of major cities such as Liverpool and Manchester, it provides a perfect balance between rural tranquillity and urban convenience. The town is also known for its picturesque canal, beautiful countryside, and a thriving town centre. With a range of shops, restaurants, and amenities, residents enjoy a convenient lifestyle and have easy access to excellent transport links, making it perfect for the commuter. Whether you're looking for a peaceful retreat or a bustling town atmosphere, Burscough has something for everyone!

This lovely home offers a great opportunity for a comfortable and convenient lifestyle and early internal inspection is highly recommended.





KEY FEATURES

- End-Terraced Home
- Two Bedrooms
- Circa 794 Square Feet
- Fitted Breakfast Kitchen
- Good-Size Rear Garden
- Off-Road Parking
- Great Location



