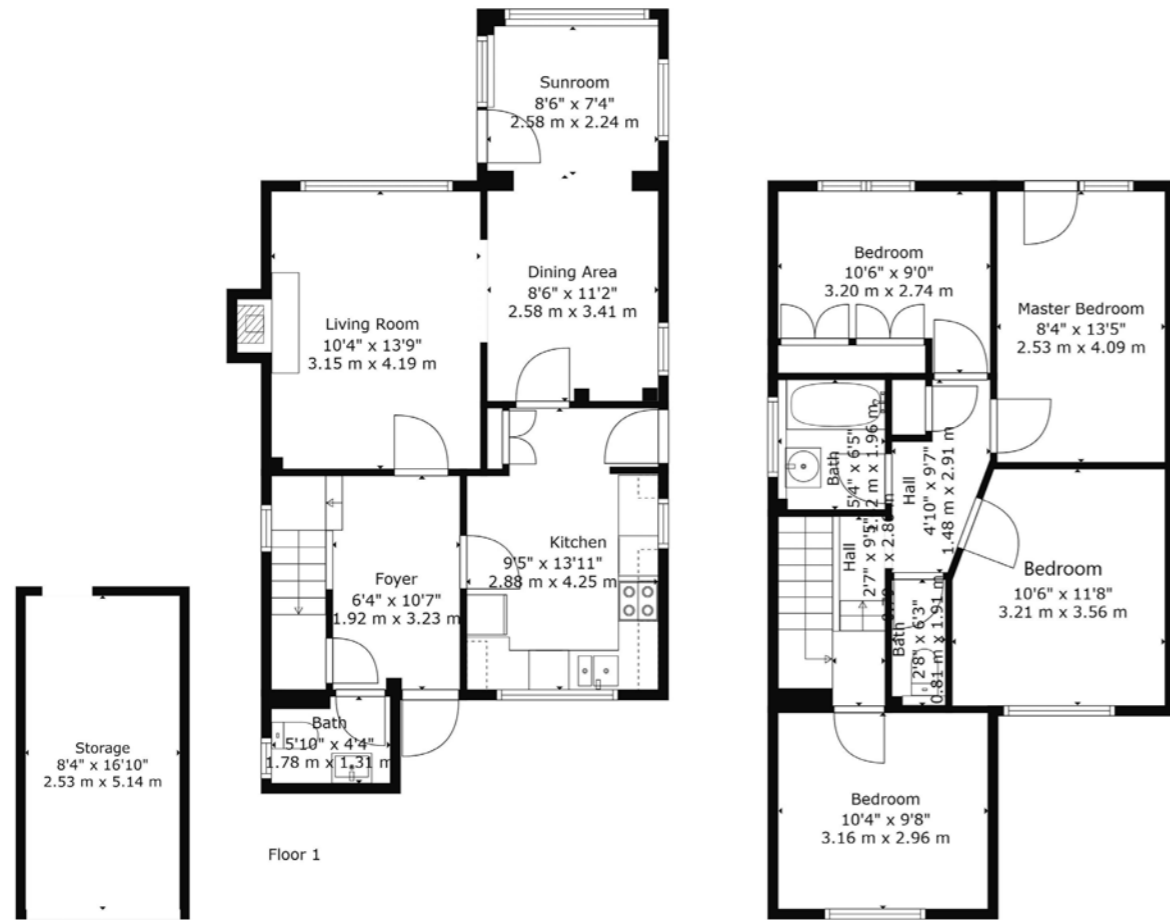




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 1308 sq. ft, 122 m2**  
 FLOOR 1: 576 sq. ft, 54 m2, FLOOR 2: 592 sq. ft, 55 m2  
 STORAGE: 140 sq. ft, 13 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 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](http://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 present an exciting opportunity to acquire this well-presented and detached four-bedroom family home, attractively situated along the popular Liverpool Road South in Burscough, West Lancs.

Ideally positioned, this versatile property resides within close proximity to Burscough village centre, offering a varied range of amenities and superb transport and commuter links, including two nearby rail stations. With several reputable schools also residing nearby, this property would be ideal for working professionals and families alike.

Approached via a private driveway providing off-road parking and an attached garage, the ground floor features three main reception rooms, all decorated to a high standard, with the main living room centred around a modern feature fireplace. At the front of the property, a fitted dining kitchen provides an array of wall, base, and tower units, featuring a range of integrated appliances and contrasting work surfaces.

The first floor boasts four well-presented double bedrooms, each offering pleasant views over the surrounding area. Centrally located are the main family bathroom and a separate WC.

Externally, the rear garden is a serene retreat, beautifully curated with a large centrally turfed lawn bordered by a range of established trees, plants, and shrubs, all of which combine to create an idyllic country garden aesthetic. An ample patio terrace provides the perfect setting for outdoor gatherings. With gas central heating and double glazing throughout, this welcoming property extends to over 1,300 square feet and is well worthy of internal inspection.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1308 Square Feet
- Fitted Dining Kitchen
- Beautifully Established Rear Garden
- Driveway Parking
- Attached Garage







