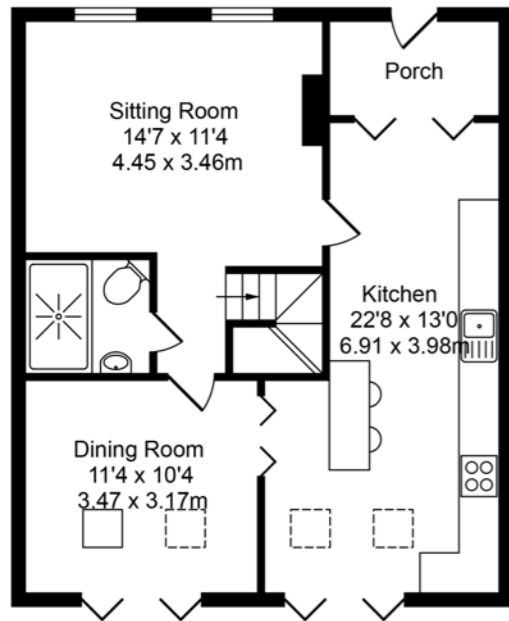




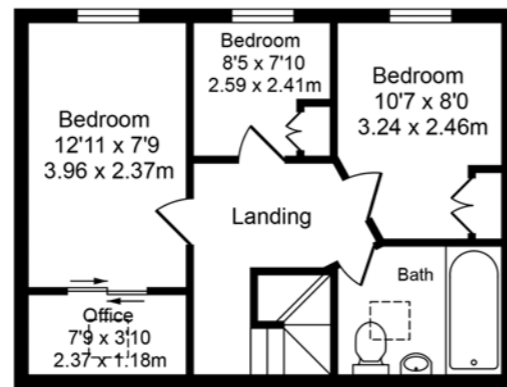
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1053 Sq.ft. (97.9 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 652 Sq.Ft (60.6 Sq.M.)



First Floor
 Approx. Floor Area 401 Sq.Ft (37.3 Sq.M.)



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

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 an opportunity to acquire this fully renovated three-bedroom detached cottage, residing within an attractive corner plot along the popular Liverpool Road South in Burscough, West Lanes.

Ideally positioned this unique property displays an attractive mock-Tudor façade and pleases in a painted white with black accented design. Residing on the outskirts of Burscough village which provides an array of local amenities, independent retailers and superb transport and commuter links, facilitated via two nearby rail stations servicing both the Liverpool and Manchester lines.

Approached via a private gated side driveway which approached a timber carport, access is granted via the main front entrance porch. The front of the property enjoys good proportions and is centred around a feature fireplace, providing exposed brick feature walls and striking design features. The left side of the property enjoys a fully fitted shaker kitchen finished in Canadian Maple Oak and provides an array of walls base and tower units, with a premium granite work-top and range of integrated and freestanding appliances provided. This flows through to an adjoining dining room which is flooded in natural light via overhead Velux sky lights and flooded in natural light via oak patio doors. This flows through to an adjoining dining room with raised dining area which is again lit via modern patio doors. The ground floor accommodation is completed with a modern shower room and WC.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size and enjoy an attractive blend of traditional country charm with contemporary design aesthetics. A handy office/walk-in-wardrobe is provided in the main bedroom, with a range of storage facilities provides in all bedrooms. The property is well-served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin, finished in a tiled design.

Externally the rear of the property enjoys a spacious garden which is not directly overlooked and provides an artificial central lawn, bordered by a range of raised flower beds, timber fencing and patio terracing, ideal for entertaining. Extending to around 1,053 square feet of cottage living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within this distinctive character property.





KEY FEATURES

Detached Cottage

Three Bedrooms

Circa 1053 Square Feet

Fully Fitted Shaker Kitchen

Spacious Rear Garden

Gated Driveway



