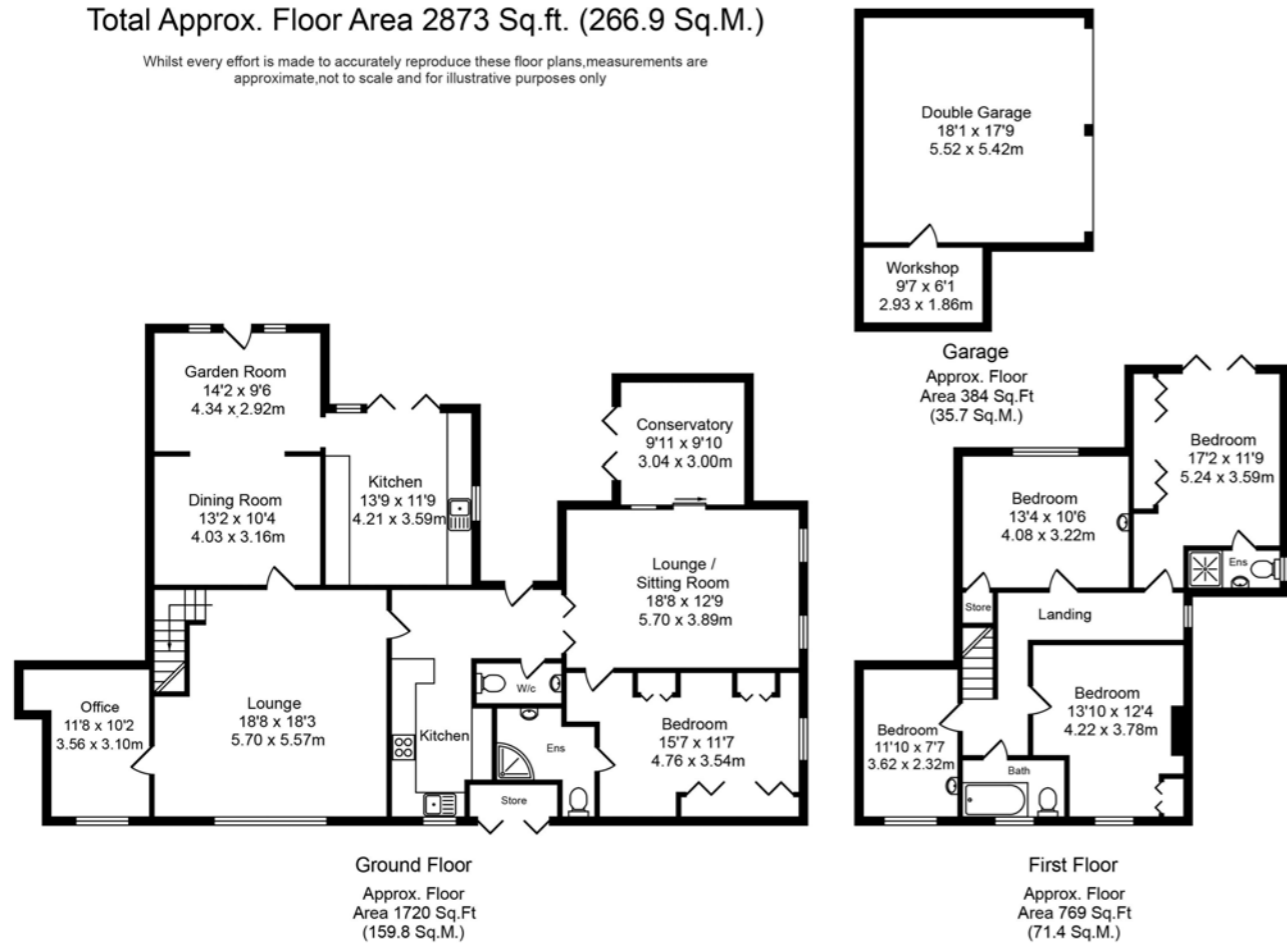




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2873 Sq.ft. (266.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		36 F
1-20	G		

Arnold & Phillips are pleased to present an exciting opportunity to acquire this generously proportioned four/five-bedroom semi-detached property, attractively situated along the semi-rural New Lane in Burscough, West Lancs.

Dating back to 1759, this charming home is ideally positioned close to a host of local amenities and benefits from excellent transport links. With several highly regarded primary and secondary schools nearby, this property is perfect for both working professionals and families.

Previously extended, this versatile property offers superb integrated annex living accommodation. The self-contained annex, connected to the main house, includes a bedroom with integrated storage, a main living area, an adjoining conservatory, and a fitted en-suite shower room. The annex also features its own kitchen and dining area, providing complete independent living.

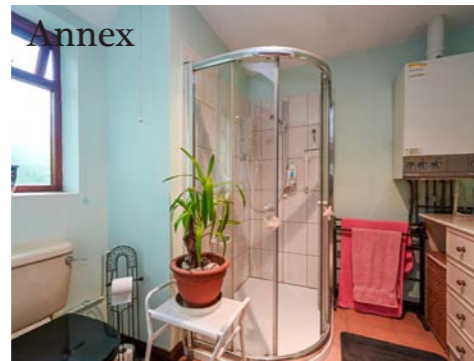
The main property boasts four character-filled reception rooms and a fitted kitchen with an array of wall, base, and tower units, and contrasting work-surfaces. The first floor comprises four well-proportioned family bedrooms, all neutrally decorated and offering pleasant views of the surrounding area. The main bedroom benefits from a Juliet balcony and en-suite bathroom facilities, while the compact main family bathroom features a bath with an overhead shower and a WC.

Externally, the beautifully established gardens provide a serene private retreat with turfed lawns bordered by a variety of mature trees and plants. An ample patio terrace offers an ideal space for outdoor gatherings.

Extending to a generous 2,873 square feet, this property also includes a detached double garage with an adjoining workshop.

Internal inspection is highly advised to fully appreciate the true scope and potential of this exceptional property.





KEY FEATURES

SUPERB SEMI DETACHED PROPERTY

FOUR/FIVE BEDROOMS

INTEGRATED ANNEX LIVING ACCOMMODATION

CIRCA 2873 SQ FT

DETACHED DOUBLE GARAGE & WORKSHOP

BEAUTIFULLY ESTABLISHED GARDENS



