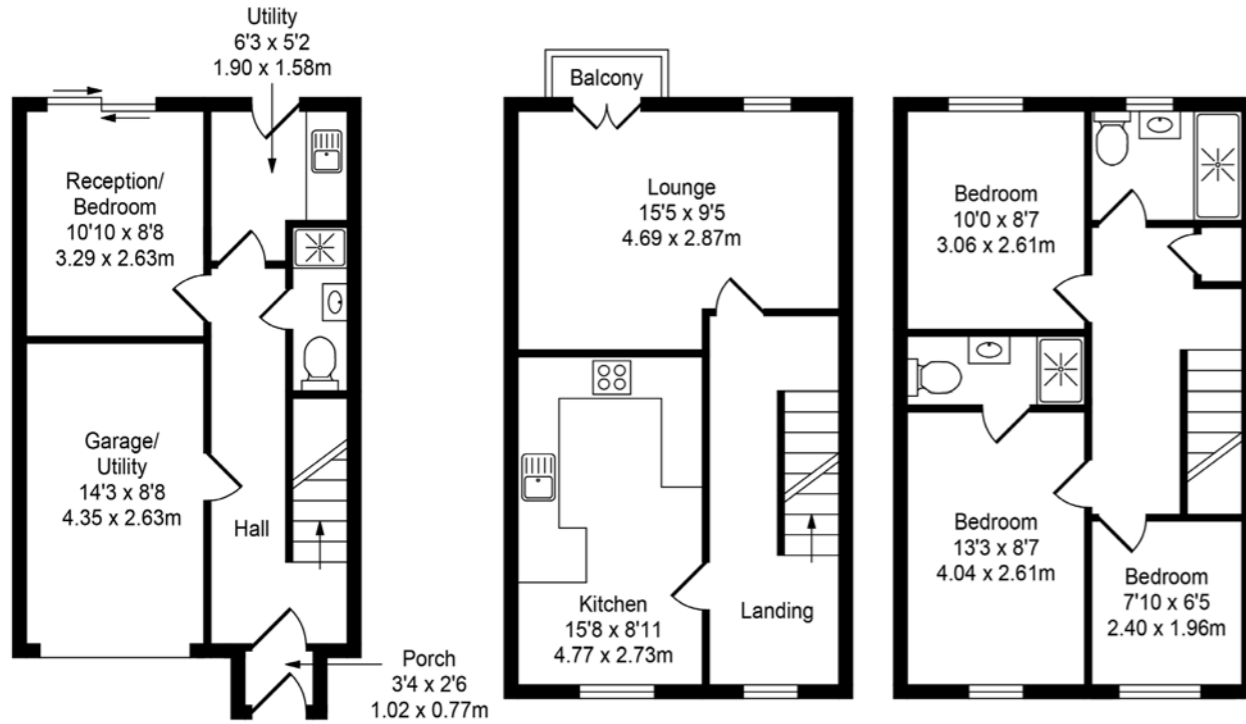




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1278 Sq.ft. (118.7 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 404 Sq.Ft (37.56 Sq.M.)

First Floor
 Approx. Floor Area 430 Sq.Ft (39.98 Sq.M.)

Second Floor
 Approx. Floor Area 443 Sq.Ft (41.16 Sq.M.)



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

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 delighted to offer for sale this stylish modern townhouse residing in the heart of Burscough alongside the picturesque canal bank, this three-level residence offers a contemporary living space with a perfect blend of style and convenience. Boasting 1,278 square feet of well-designed accommodation, the property is a true gem.

Upon entering, you'll be immediately struck by the tasteful decor and well-presented atmosphere that permeates every corner of the home. The lovely flowing floor plan accentuates the seamless transition between rooms, providing a sense of spaciousness and comfort.

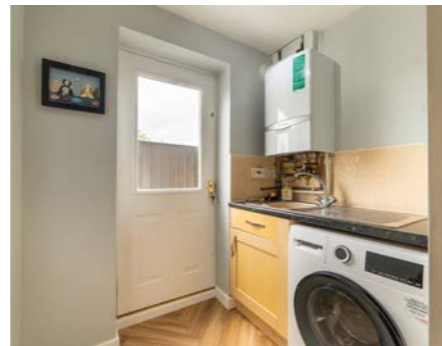
The hallway serves as a welcoming entry point, leading you to the partially converted garage, which currently serves as a cosy snug or a modern man cave, providing additional flexible living space to suit your lifestyle. Also on this level is a handy three piece shower room, a utility room and a further reception room/bedroom four - all combining to offer flexibility for a self-contained living area which would be ideal for codependents.

On the first floor, the lounge, complete with a charming balcony overlooking the serene canal, offers a tranquil retreat to unwind and enjoy the scenic aspects, whilst the adjacent fitted dining kitchen is a standout feature, boasting a breakfast bar and high-quality Neff appliances, making meal preparation a pleasure. This space effortlessly combines style and functionality, ideal for both casual dining and entertaining guests.

The three generously-sized bedrooms are on the upper floor and promise a restful night's sleep with the master bedroom benefitting from a three piece en-suite, allowing for privacy and convenience. The property also offers a tastefully designed three-piece family bathroom, fulfilling all your daily needs.

Externally, parking is never an issue, with ample space available at the front of the property. The private and low-maintenance rear garden borders the picturesque Leeds Liverpool canal. This idyllic outdoor haven offers a perfect combination of tranquility and entertainment options, its also the perfect space for al fresco dining and relaxing. Imagine sipping your morning coffee or enjoying a leisurely breakfast while absorbing the captivating sights and sounds of the canal. Further enhancing the outdoor experience, a decked area offers a delightful spot for a hot tub and soaking up the sun's rays. Notably, the home also offers mooring rights, providing a unique opportunity for water enthusiasts to dock their own vessel, allowing for convenient exploration of the canal at your leisure.

The property is ideally situated just a short stroll away from the bustling town centre, offering easy access to amenities, shops, and local attractions. Don't miss the opportunity to make this gorgeous property your new home. Embrace a lifestyle of comfort, convenience, and contemporary living in an exceptional location.





KEY FEATURES

- Modern Townhouse
- Three Bedrooms
- Circa 1278 Square Feet
- Stylish Fitted Dining Kitchen
- Private Rear Garden
- Views Over The Leeds
Liverpool Canal
- Offers Mooring Rights
- Ample Off-Road Parking





