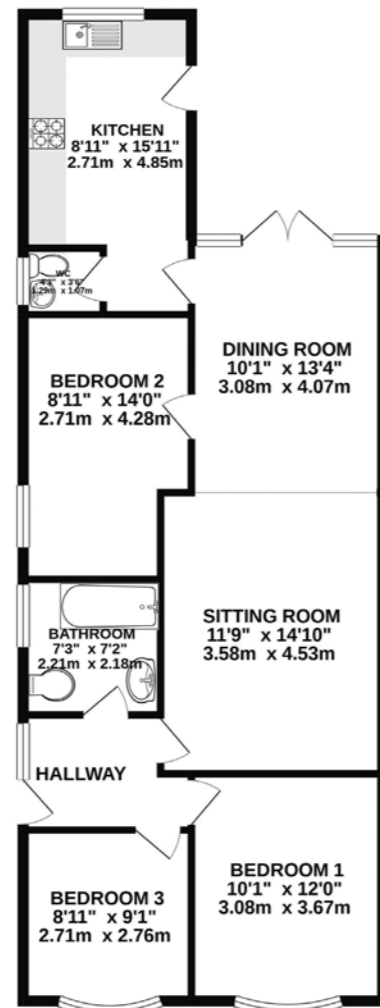




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

GROUND FLOOR  
 875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years from 2nd February 1917  
 Years Remaining of Lease: 892 Years  
 Ground Rent: Peppercorn  
 Service Charge: No Charge Payable  
 Council Tax Band: E  
 Details Prepared: 25/06/24

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 delighted to present this charming two/three-bedroom detached true bungalow, attractively situated along the highly regarded New Lane in Burscough, West Lancs.

Ideally positioned within the heart of Burscough, this property benefits from a range of local amenities and retailers on its doorstep, as well as excellent transport and commuter links provided by two nearby rail stations. With Burscough village just a short distance away, this property would be ideal for those looking for a luxury downsize.

Off-road parking is available, along with an attached garage. The ground floor boasts three main reception rooms, all neutrally decorated and offering pleasant outlooks over the surrounding area. Centrally located is a tiled family bathroom, adjacent to a fitted kitchen. The kitchen features an array of wall, base, and tower units, a range of integrated appliances, and contrasting work surfaces.

The front of the property houses two spacious double bedrooms, both decorated to a neutral standard. Externally, the rear garden is private and well-established, with a large centrally turfed lawn bordered by a variety of trees, plants, and shrubs. This bungalow enjoys a stunning uninterrupted outlook over the surrounding countryside, with an ample patio terrace ideal for outdoor gatherings.

While the property would benefit from a course of cosmetic modernisation, there is significant potential to create a truly magnificent home in this semi-rural retreat. The ability to further develop and extend is apparent and would be subject to obtaining the relevant planning consents.

Extending to a generous 1,554 square feet and benefiting from modern central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all this compelling property has to offer.



