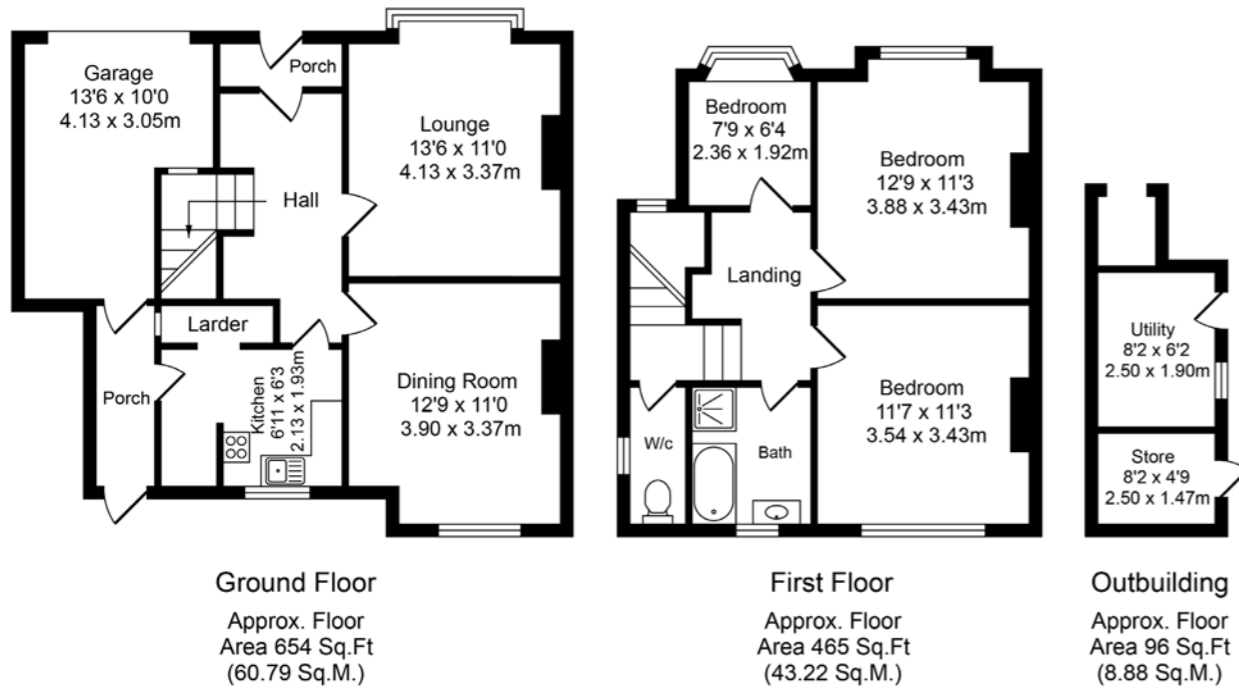




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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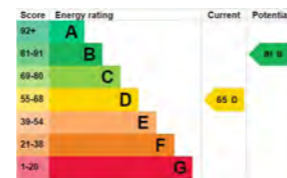
Total Approx. Floor Area 1215 Sq.ft. (112.89 Sq.M.)

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: 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 pleased to bring to market an exciting opportunity to acquire this three-bedroom spacious semi-detached property, residing attractively along the popular Liverpool Road in Burscough, Lancashire. Ideally positioned this property provides off-road parking to the front of the property. An ideal purchase for someone looking for a project the property is in need of modernisation throughout.

Access is granted via the main front entrance opening to a hallway. The living areas provided to the ground floor are two spacious reception rooms and a kitchen/diner. The kitchen enjoys a pleasant outlook over the garden. The first floor enjoys three spacious bedrooms, and to complete the first floor is the main family bathroom.

Externally the front of the property offers a good sized driveway and a garage. With the rear of the property offering lots of opportunity to provide a great outdoor space to entertain family and friends. The property rests in a particularly sought-after position and is within close proximity to a host of local amenities and independent retailers. Highly regarded primary and secondary schools reside close by, with this flexible property further enjoying excellent transport and commuter links.

