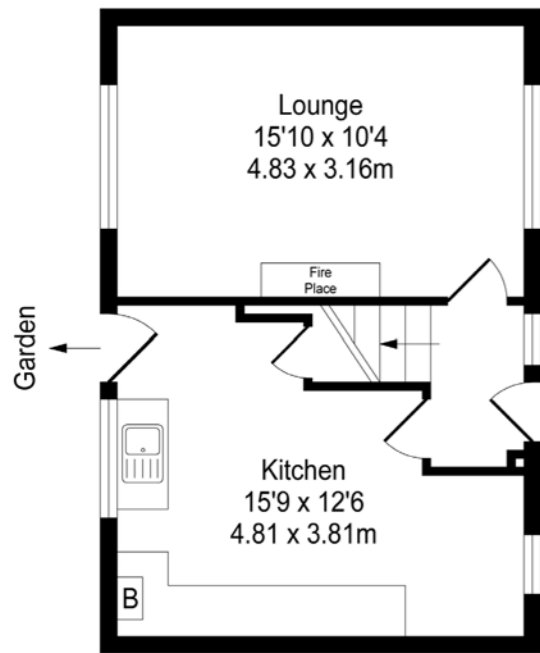




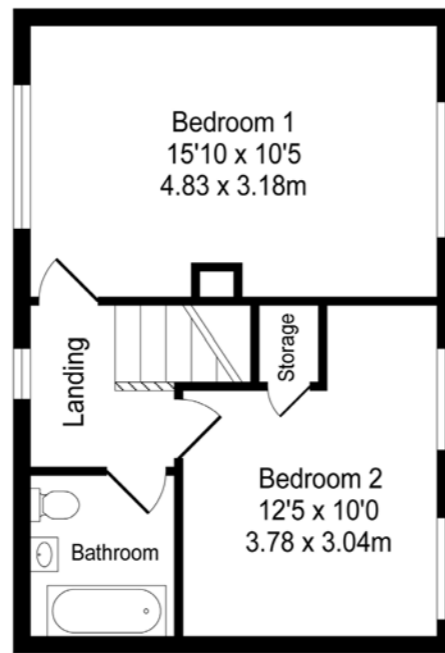
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 744 Sq.ft. (69.12 Sq.M.)

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



Approx. Floor Area 372 Sq.Ft (34.56 Sq.M.)



Approx. Floor Area 372 Sq.Ft (34.56 Sq.M.)



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

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 offer this inviting two-bedroom end-terrace property for sale, situated along Pickles Drive in the heart of Burscough, West Lancashire.

This appealing home is perfect for first-time buyers, working professionals, and investors alike. The property benefits from its close proximity to highly-regarded local schools, an array of shops, and essential amenities, ensuring convenience and ease of living for its residents.

Burscough is a charming village known for its welcoming community and excellent transport links. The area provides easy access to major road networks as well as enjoying two local rail stations, facilitating seamless connections to nearby towns and cities. Public transport options, such as local bus services and the Burscough Bridge railway station, make commuting straightforward and efficient. The village also offers a range of parks, recreational facilities, and community events, enhancing its appeal as a desirable place to live.

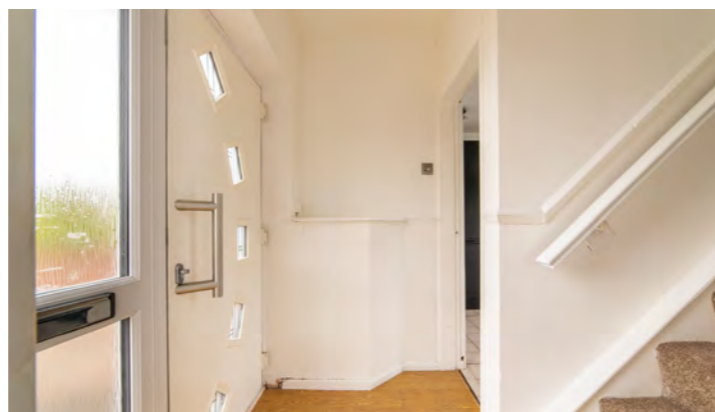
The exterior of the property is both inviting and functional, with a well-maintained facade and a neatly landscaped front garden. The approach to the property is equally attractive, featuring a private driveway that adds to the convenience and security of the home. The spacious private garden at the rear is mostly laid to lawn, providing ample space for outdoor activities and relaxation. Additionally, the large hardstanding area offers excellent potential for further development or landscaping, allowing you to customise the outdoor space to your liking.

Upon entering the ground floor, you are welcomed into a spacious living room that serves as the heart of the home, perfect for relaxation and entertainment. The good-sized dining kitchen is well-appointed, offering ample space for meal preparation and family dining. The ground floor also benefits from a cloakroom and WC, adding to the property's functionality.

The property boasts two well-proportioned bedrooms, each designed to maximise comfort and style. The tiled family bathroom is both functional and bright, providing a relaxing space to unwind after a long day. While the property would benefit from a light course of cosmetic modernisation, the abundant potential is clear for all to see, making it an exciting opportunity for those looking to add their personal touch.

The rear private garden is a true highlight, offering a peaceful retreat and ample space for outdoor activities. The hardstanding area is ideal for further development, whether you envision a landscaped garden, an outdoor entertaining area, or additional storage. The garden's layout provides numerous possibilities for customisation and enhancement.

Owning this exceptional home brings numerous benefits, from its modern amenities to its peaceful yet convenient location. With gas central heating and double glazing throughout, this property ensures comfort and energy efficiency. An internal inspection is highly advised to fully appreciate the potential and charm of this home.





KEY FEATURES

- End-Terrace Home
- Two Bedrooms
- Circa 744 Square Feet
- Spacious Dining Kitchen
- Good-Size Rear Garden
- Driveway Parking
- Great Location



