

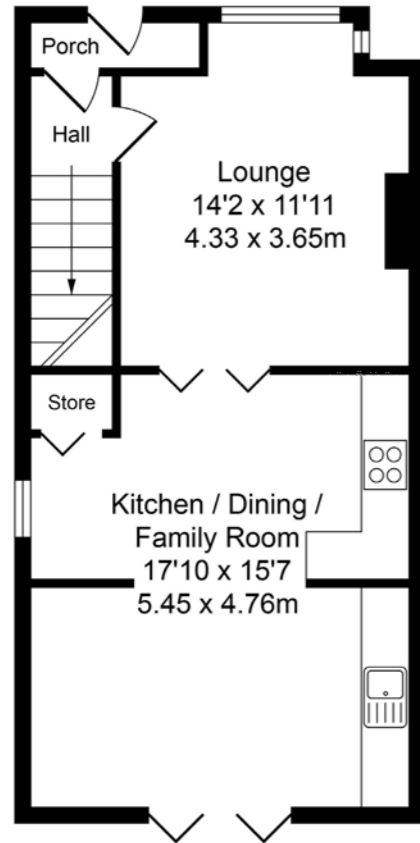


Ormskirk: 01695 570102  
 Southport: 01704 778668  
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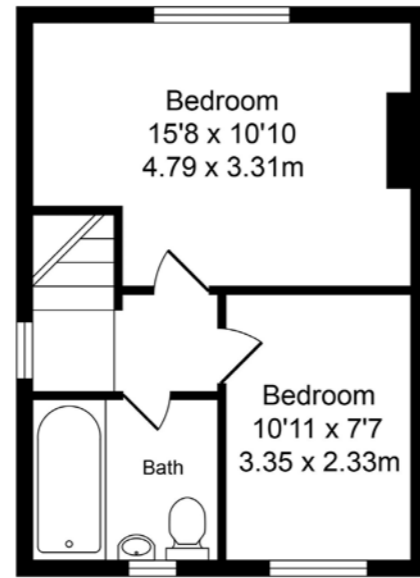
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 848 Sq.ft. (78.8 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 502 Sq.Ft (46.6 Sq.M.)

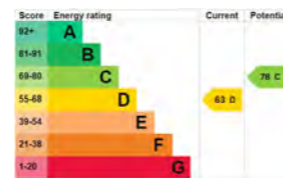


**First Floor**  
 Approx. Floor Area 346 Sq.Ft (32.2 Sq.M.)



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

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 excited to offer for sale this beautifully renovated two-bedroom semi-detached cottage, located along the covered semi-rural Moss Lane in Burscough, West Lancs.

This exceptional property is appealing due to its blend of charming character features and modern updates. Nestled in a tranquil area, the property benefits from being close to highly regarded local schools, various shops, and essential amenities, making it an ideal choice for those seeking a peaceful yet convenient lifestyle. Burscough is a highly desirable area known for its picturesque countryside, friendly community, and excellent transport links. Residents enjoy easy access to major roadways and public transportation options, including nearby train stations and bus routes, ensuring convenient commutes to surrounding towns and cities. The area also boasts several parks, recreational facilities, and local attractions, contributing to a high quality of life.

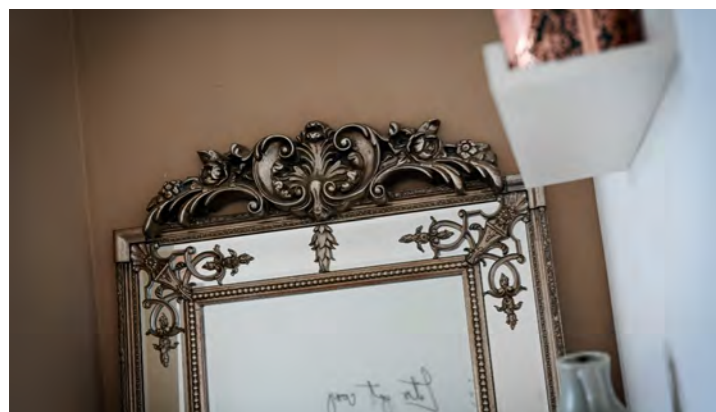
The exterior of this charming cottage is equally impressive, with a well-maintained front garden and an inviting facade that exudes curb appeal. The approach to the property is both attractive and practical, with a picturesque setting that enhances its semi-rural charm. The beautifully landscaped garden at the rear provides a serene retreat, offering privacy and a stunning outlook over the surrounding area.

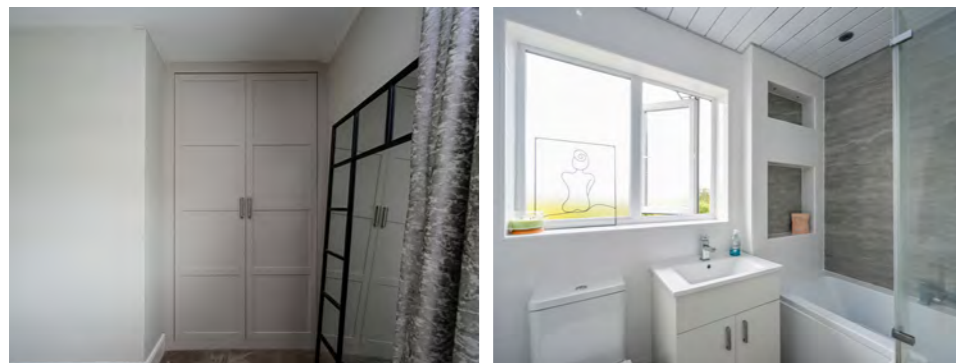
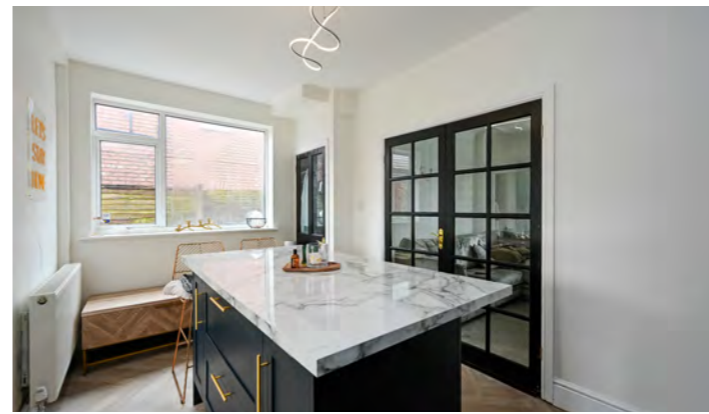
Upon entering the ground floor, you are welcomed into a spacious bay-fronted main living room centred around a premium log-burning fireplace, creating a warm and inviting atmosphere. This extends through to a centrally located fitted kitchen, which features a range of contemporary Hague blue wall, base, and tower units. The kitchen boasts high-end integrated appliances, stunning Carrera marble work-surfaces, and a central feature island, making it a joy for any culinary enthusiast. An additional living/dining area at the rear overlooks the beautifully tended gardens, providing a perfect space for family meals and entertaining. The ground floor is completed with a convenient cloakroom and WC.

The first floor accommodates two spacious double bedrooms, each designed with comfort and style in mind. The modern fitted bathroom includes a bath with an overhead shower, WC, and a vanity wash hand basin, offering a blend of functionality and elegance for daily routines.

Externally, the rear garden is a true highlight, not directly overlooked and enjoying a beautiful outlook over the surrounding area. The garden features a variety of established trees, plants, and shrubs, creating a tranquil and private oasis. An ample patio terrace provides the perfect setting for outdoor gatherings and relaxation. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency.

Owning this exceptional cottage provides numerous benefits, including a highly considered semi-rural address, well-designed living spaces, and proximity to essential services and recreational facilities. This property represents a perfect blend of traditional charm and modern convenience, awaiting its new owners to create lasting memories.





KEY FEATURES

- Renovated Semi-Detached Cottage
- Two Bedrooms
- Circa 848 Square Feet
- Contemporary Fitted Kitchen
- Beautiful Rear Garden
- Countryside Outlook
- Driveway Parking



