

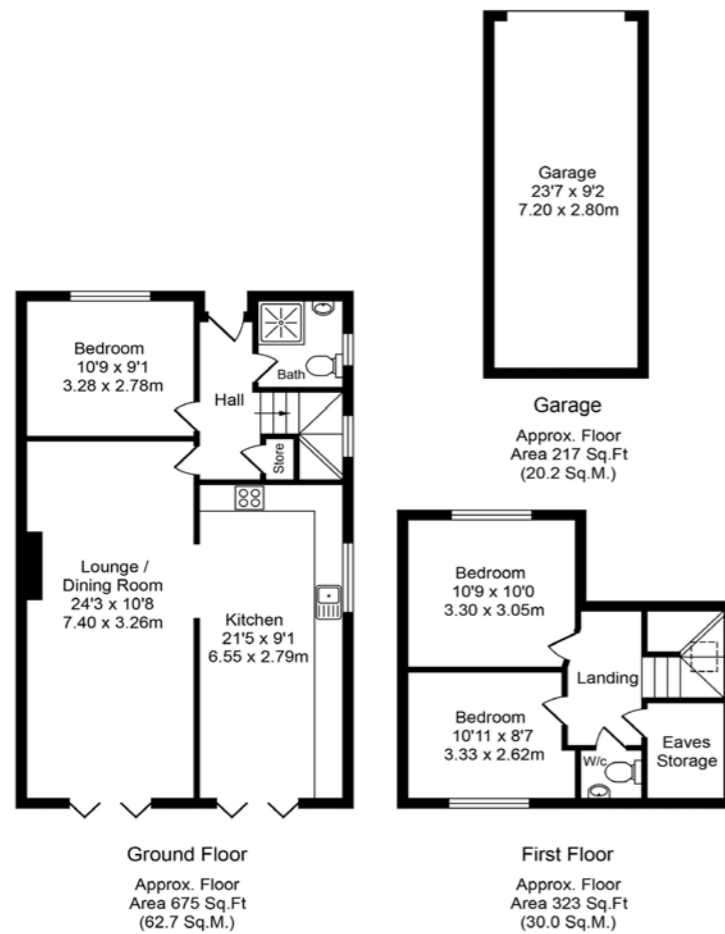


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 Southport: 01704 778668
 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 1215 Sq.ft. (112.9 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 Leasehold
 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 thrilled to offer for sale this fully renovated three-bedroom semi-detached property, located along the highly desirable Junction Lane in the heart of Burscough village, West Lancs.

This exquisite family home has been thoughtfully designed with modern living in mind, showcasing a contemporary rendered façade that immediately impresses upon approach. Situated in a prime location, the property benefits from convenient off-road parking and is within close proximity to local amenities, including excellent schools, shops, and leisure facilities. Whether you're looking for a family-friendly environment or easy access to nearby transport links, this property offers the perfect blend of style, comfort, and convenience.

Burscough village is known for its vibrant community spirit and excellent connectivity. Residents enjoy a range of amenities, including popular eateries, boutique shops, and well-regarded schools. The village is well-served by transport links, with Burscough Bridge and Burscough Junction railway stations providing direct routes to key destinations such as Liverpool, Preston, and Southport. The nearby A59 and M58 motorways further enhance accessibility, making it an ideal location for commuters. Additionally, the surrounding countryside offers numerous recreational opportunities, including scenic walks along the Leeds-Liverpool Canal and visits to the nearby Martin Mere Wetland Centre.

The exterior of this property is both modern and inviting, featuring a contemporary rendered front façade that sets the tone for the high-quality finishes found within. The approach to the property is both practical and aesthetically pleasing, with off-road parking provided. The property's curb appeal is further enhanced by its well-maintained front garden, which adds a touch of greenery to the sleek exterior. This home is perfectly positioned to enjoy a quiet, residential setting while remaining close to the vibrant village centre.

Upon entering the property, you are greeted by a spacious ground floor that includes two dedicated reception rooms, each designed with comfort and functionality in mind. The main living room is generously proportioned, featuring a contemporary feature fireplace that serves as a focal point for the space. This room seamlessly flows into the adjoining dining area, which is bathed in natural light thanks to the premium patio doors that open onto the rear garden. Additionally, the ground floor includes a spacious bedroom at the front of the property, adjacent to a lavishly appointed family bathroom. This fully tiled bathroom boasts a walk-in corner shower, WC, and vanity wash hand basin, all finished to an exceptionally high standard. The ground floor is completed by a beautifully finished modern shaker kitchen, equipped with an array of wall, base, and tower units, as well as a range of integrated appliances and stylish contrasting work surfaces. A second set of modern French-style patio doors illuminates the ample dining area within the kitchen, creating a bright and welcoming space for family meals and entertaining.

The first floor of the property features two spacious double bedrooms, each decorated to a high standard and offering a peaceful retreat. Both bedrooms are serviced by a handy WC, ensuring convenience for all occupants. The first floor also benefits from ample eave storage, providing additional space and potential for further customization to suit your needs.

Externally, the rear garden has been professionally landscaped to create an ideal outdoor living space. The attractive patio terrace encircles the rear of the property, providing the perfect setting for outdoor gatherings and relaxation. The garden itself features a premium artificially turfed lawn, bordered by recently installed timber fencing, ensuring privacy and security. This private garden is not directly overlooked, adding to the sense of seclusion and tranquillity. The property also includes a large, detached garage, adding significant storage space and potential for a variety of uses. With gas central heating and double glazing throughout, this home is as efficient as it is stylish, offering a comfortable living environment year-round.

This property is an exceptional opportunity to own a beautifully renovated home in a sought-after location. With its modern amenities, stylish finishes, and prime location, it offers a lifestyle of comfort, convenience, and luxury. Internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Renovated Semi Detached Property
- Three Bedrooms
- Circa 1215 Square Feet
- Modern Kitchen
- Ample Driveway Parking
- Large Detached Garage
- Landscaped Rear Garden
- Pretty Village Location







