

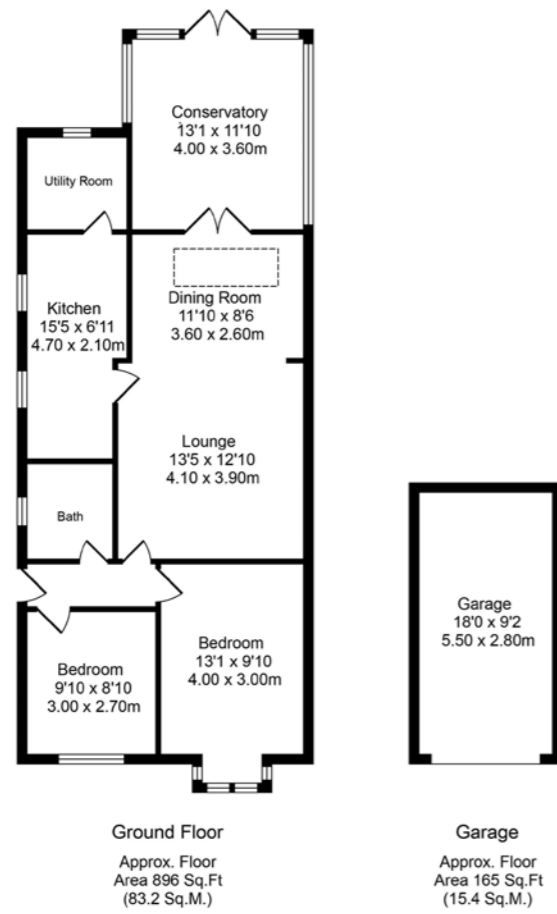


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1061 Sq.ft. (98.6 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 delighted to offer this well-positioned two-bedroom semi-detached true bungalow, located along the ever-popular Lordsgate Lane in the heart of Burscough, West Lancs. This property presents a fantastic opportunity for buyers looking to secure a home within walking distance of the bustling village centre, with its array of shops, cafes, and essential amenities. Set within an established and peaceful residential area, the property offers convenience as well as the potential to modernise and create your ideal home.

Burscough is a sought-after village that provides the perfect blend of rural charm and modern amenities. With excellent local schools, picturesque canal walks, and a welcoming community, it's easy to see why this location is so desirable. The property is also well-connected by public transport, with Burscough Junction and Burscough Bridge train stations providing direct links to Southport, Ormskirk, and beyond. For those who drive, the nearby road networks offer easy access to larger towns and cities, making commuting straightforward.

Externally, the property is approached via a private driveway, providing ample off-road parking. The front garden is neatly landscaped, giving the property a welcoming curb appeal. The property's classic brick facade is complemented by a tiled roof, offering a traditional look that blends seamlessly with the surrounding homes.

Inside, the ground floor features three versatile living areas, each benefitting from large windows that allow natural light to flow through the space. The neutrally decorated rooms offer flexibility in how they are used, whether as dining, lounging, or home office spaces. The kitchen is fitted with wood-effect shaker units, providing a practical and functional layout with space for appliances and ample storage. Two double bedrooms are located at the front of the property, both generously sized and offering pleasant garden views. The family bathroom is part tiled and fitted with a bath, shower, WC, and washbasin, while a rear utility room adds further practicality to the home.

The rear garden is a private and serene space, featuring a mix of mature trees, shrubs, and a well-kept lawn, making it perfect for relaxing or entertaining. The large patio terrace is ideal for outdoor dining and offers scope for further landscaping. The detached garage adds valuable storage or workshop space, enhancing the appeal of the property for those with hobbies or practical needs. Although the property does require a programme of modernisation and repair, it offers exceptional potential for buyers to create a modern and comfortable home in an excellent location. With gas central heating, double glazing throughout, and a layout that lends itself to easy living, this property is a true hidden gem.

Early viewing is highly recommended to fully appreciate the scope and potential this home has to offer.





KEY FEATURES

- Attractive Semi Detached True Bungalow
- Two Double Bedrooms
- Circa 1061 Square Feet
- Spacious Lounge Diner
- Light and Bright Conservatory
- Driveway Parking
- Detached Brick Built Garage
- Popular Village Location





