

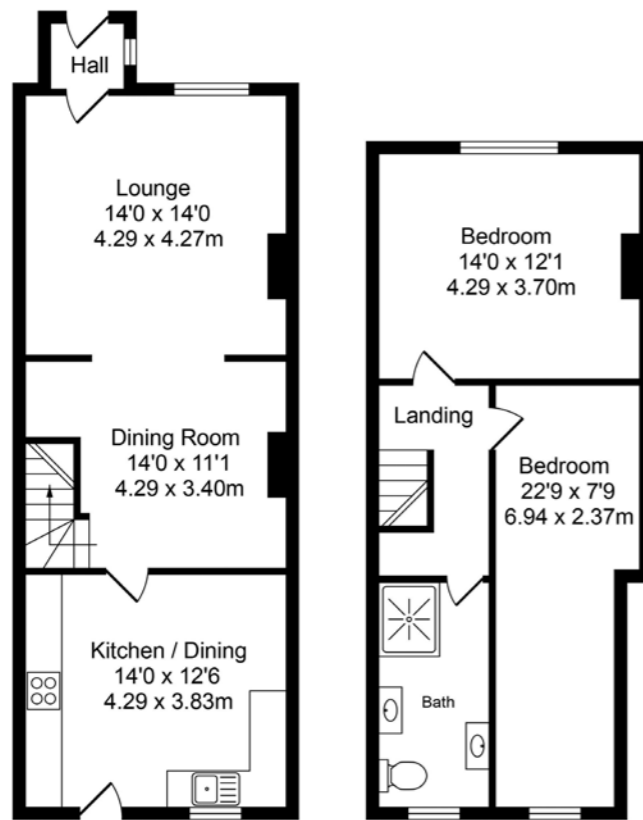


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1033 Sq.ft. (96.0 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 555 Sq.Ft (51.6 Sq.M.)

First Floor
 Approx. Floor Area 478 Sq.Ft (44.4 Sq.M.)



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 present this charming two-bedroom mid-terraced cottage, attractively situated along the highly regarded Lord Street in the heart of Burscough Village, West Lancs.

This charming property offers a perfect blend of character and contemporary living, making it an ideal home for those seeking comfort and convenience. Just a short walk from the vibrant village centre, residents will enjoy easy access to a range of local amenities, including shops, cafes, and restaurants. Additionally, Burscough's superb transport links, including the nearby train station, offer excellent connectivity for commuters traveling to Liverpool, Preston, and beyond.

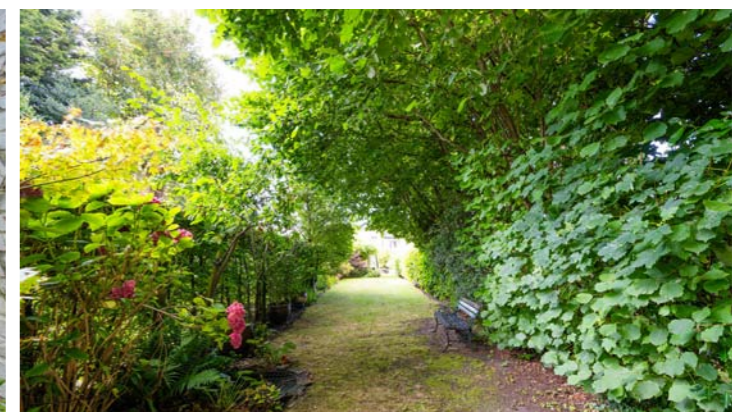
Burscough Village is a thriving community known for its picturesque setting and friendly atmosphere. The village provides an excellent selection of local amenities, with highly regarded schools, leisure facilities, and beautiful canal walks just moments away. The area is well-served by public transport, with regular bus services and two train stations providing direct links to surrounding towns and cities. The nearby M58 and M6 motorways also make it an attractive option for those who commute by car.

Approaching the property, you are greeted by a traditional facade that complements the charm of the surrounding area. On-street parking is available directly outside, adding to the convenience of this delightful home. The property itself is deceptively spacious, with two dedicated reception rooms on the ground floor. Both rooms have been tastefully finished to a high standard, showcasing feature fireplaces that add a touch of character while offering the comforts of modern living. The rear of the property opens up to a generously sized dining kitchen, which is fitted with a traditional kitchen suite. It offers a range of integrated appliances, ample wall, base, and tower units, and contrasting work surfaces. The kitchen also provides an inviting dining area, perfect for hosting family meals.

The first floor of this delightful cottage houses two spacious bedrooms, both of which are generously proportioned and neutrally decorated, offering a blank canvas for the new owners to personalize. A modern family bathroom completes the first floor, featuring a sleek shower cubicle, WC, panelled bath and a vanity wash hand basin, all finished in a contemporary tiled design.

One of the standout features of this property is the beautifully established rear garden, which is split into two distinct areas. The initial section is a private courtyard terrace, an ideal spot for alfresco dining or enjoying a morning coffee. Beyond this, the garden transforms into a stunning countryside cottage garden, lovingly maintained by the current owners. This area is not overlooked, offering a sense of tranquillity and privacy. The garden is generously sized, with a large centrally turfed lawn bordered by an array of mature trees, plants, and shrubs, creating a picturesque setting for outdoor relaxation.

This cottage extends to a comfortable 1,033 square feet and benefits from gas central heating and partial double glazing. An internal inspection is highly recommended to fully appreciate the unique charm and spaciousness that this central village cottage has to offer.





KEY FEATURES

CHARMING MID TERRACED COTTAGE

PRESENTED TO A HIGH STANDARD THROUGHOUT

TWO SPACIOUS BEDROOMS

TWO RECEPTION ROOMS

DINING KITCHEN

BEAUTIFULLY ESTABLISHED REAR GARDEN



