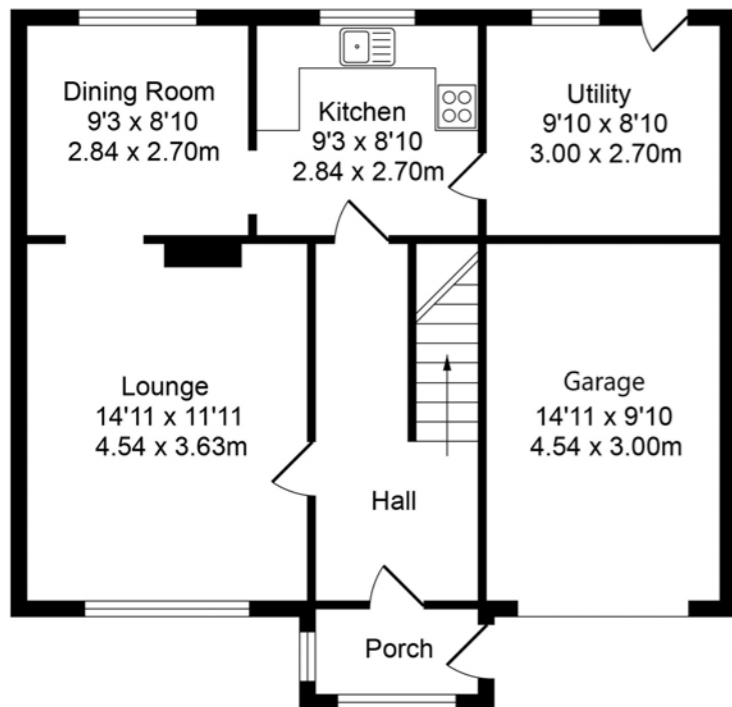




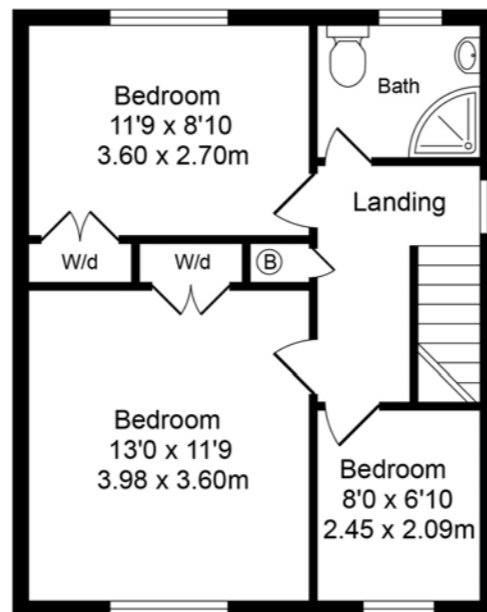
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1193 Sq.ft. (110.8 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 733 Sq.Ft (68.1 Sq.M.)



First Floor
 Approx. Floor Area 460 Sq.Ft (42.7 Sq.M.)



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.



We are delighted to offer this inviting three-bedroom semi-detached property located on the highly sought-after Higgins Lane, positioned in the heart of Burscough, West Lancs.

This fantastic property benefits from a prime location, within walking distance of the village centre, making it ideal for those seeking convenience and accessibility. Nearby, you'll find a wealth of amenities, including local shops, well-regarded schools, and leisure facilities, all contributing to a wonderful lifestyle. The area is particularly family-friendly, with excellent educational options, local parks, and recreational spaces nearby, ensuring a vibrant and well-connected community.

Burscough is an increasingly popular location for both families and professionals, offering an ideal mix of rural charm and modern convenience. The village itself is known for its friendly atmosphere, independent boutiques, and excellent transport links. For commuters, Burscough Bridge and Burscough Junction train stations are just a short distance away, providing direct access to major cities such as Liverpool and Manchester. Additionally, the property benefits from easy access to the M58 motorway, connecting you to the wider region. With stunning countryside nearby, this location truly offers the best of both worlds: peaceful surroundings combined with excellent connectivity.

The property boasts an appealing exterior with a well-maintained frontage and off-road parking leading to an integrated garage. The approach to the property is particularly inviting, with a charming pathway surrounded by mature plants and shrubs, giving a welcoming first impression. On the ground floor, the property offers a spacious main reception room which flows through to a rear dining area, perfect for family gatherings or entertaining guests. The kitchen is well-proportioned and offers ample space for cooking, while benefiting from views over the rear garden. Additionally, the ground floor features a useful utility room adjacent to the integrated garage, providing extra storage and functionality.

Moving upstairs, you'll find three generously-sized bedrooms, two of which are spacious doubles. The main bedroom offers plenty of natural light, while the second double and third bedroom are also well-proportioned, making them ideal for children or as a home office. The first floor is served by a family bathroom, which includes a bath with overhead shower, WC, and washbasin.

The exterior of the property continues to impress with a well-tended rear garden that is not directly overlooked, providing a sense of privacy and tranquillity. The garden is mostly laid to lawn, bordered by a variety of established plants and shrubs, making it the perfect outdoor space for relaxation or family activities. Additionally, the property includes off-road parking and a garage, offering convenient and secure storage space.

This property represents a fantastic opportunity for those looking to put their own stamp on a home, with modern central heating and double glazing already in place. While the house would benefit from cosmetic modernisation throughout, the potential here is undeniable. The spacious layout, desirable location, and attractive garden make this property a perfect choice for families or investors alike.





