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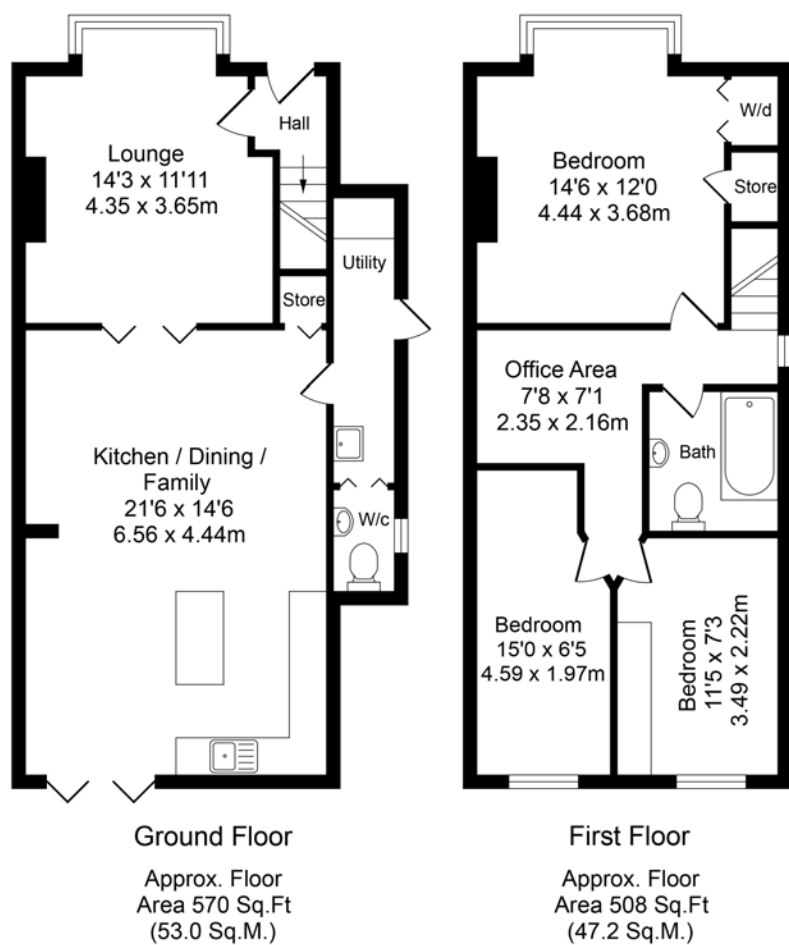
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ARNOLD & PHILLIPS
ESTATE AGENTS

Chapel Lane, Burscough

Total Approx. Floor Area 1078 Sq.ft. (100.2 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: 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.

THE LUXURY PROPERTY SPECIALISTS

Chapel Lane, Burscough

A&P

Arnold and Phillips are delighted to present this beautifully extended three-bedroom semi-detached home, ideally situated in the heart of Burscough. Thoughtfully modernised and finished to a high standard throughout, this property offers a fantastic opportunity for families or professionals looking for a home that is move-in ready, combining stylish interiors with practical living spaces.

Set back from the road, the property enjoys an attractive frontage with a well-maintained driveway providing convenient off-road parking. The entrance to the home is welcoming, leading into a bright and well-proportioned hallway that immediately sets the tone for the quality and space on offer. The layout has been designed with modern living in mind, ensuring each room flows seamlessly while still offering distinct, usable areas suited to a variety of lifestyles.

At the heart of the home is the impressive open-plan kitchen and dining area, which has been carefully extended to create a sociable and functional space. The kitchen is fitted with contemporary cabinetry, high-end worktops, and integrated appliances, offering both style and practicality. The layout ensures plenty of preparation and storage space, making it ideal for those who love to cook or entertain. The dining area comfortably accommodates a large table, making it perfect for everything from busy family breakfasts to relaxed evening meals with guests. This space connects effortlessly to the rest of the home, making it a true focal point.

A separate utility room provides additional storage and laundry facilities, helping to keep the main kitchen area free from clutter. The convenience of a downstairs WC adds further practicality to the home, particularly for families or when entertaining guests.

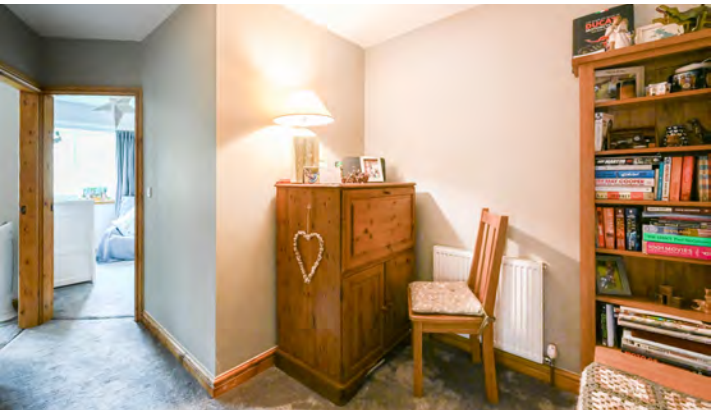
The main living area is a comfortable yet stylish retreat, offering plenty of space to arrange furniture in a way that suits individual needs. Whether it's relaxing in the evening or enjoying a cosy night in, this room provides the perfect balance of comfort and functionality. The neutral décor and quality finishes allow for an easy transition for any buyer looking to make it their own.

Upstairs, three well-proportioned bedrooms provide ample accommodation. The principal bedroom offers generous space for additional furnishings and benefits from a stylish, modern aesthetic. The remaining two bedrooms are equally well-appointed, making them ideal for children, guests, or a home office setup. The family bathroom is finished to a high standard, featuring contemporary tiling, a sleek suite, and a practical layout that maximises space.

The outdoor space further enhances the appeal of this home. The rear garden is designed to be low-maintenance while still providing plenty of space for relaxation, play, or entertaining. A designated seating area is perfect for enjoying meals outdoors, while the enclosed nature of the garden ensures privacy. Whether it's a secure place for children to play or a peaceful spot to unwind, this outdoor space is a fantastic addition to the home.

Located in the heart of Burscough, the property is perfectly positioned for access to a range of amenities. Highly regarded schools, local shops, and supermarkets are all within easy reach, making daily errands effortless. For those who commute, excellent transport links, including the nearby railway station and major road connections, provide straightforward access to surrounding towns and cities. The area is also well-served by cafes, restaurants, and leisure facilities, ensuring there's plenty to enjoy close to home.

This superb family home has been carefully maintained and improved, offering a fantastic blend of modern design and everyday practicality. With no work required, it is truly ready for its next owners to move straight in and start enjoying everything it has to offer. To arrange a viewing or for more information, please get in touch.





KEY FEATURES

Beautiful Semi-Detached Home

Three Bedrooms

Circa 1078 Square Feet

Impressive Open-Plan Kitchen and Dining Area

Good-Size Rear Garden

Driveway Parking

Great Location



