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ARNOLD & PHILLIPS
 ESTATE AGENTS



Total Area: 113.5 m² ... 1222 ft²
 All measurements are approximate and for display 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.



THE LUXURY PROPERTY SPECIALISTS

Liverpool Road South, Burscough
 Offers in Excess of £275,000

A&P

Arnold and Phillips are pleased to bring to market an exciting opportunity to acquire this three-bedroom detached true bungalow, residing privately along Liverpool Road South in Burscough, West Lanes.

Ideally positioned this versatile bungalow resides within close proximity to Burscough village centre, complete with its varied array of local amenities and independent retailers. The property enjoys superb transport and commuter links, which are provided via two rail stations servicing both the Liverpool and Manchester lines

Approached via a private driveway providing off road parking for multiple vehicles, access is granted via the main entrance porch, with one received into a brightly lit central entrance hallway. The front of the property enjoys two bay-fronted rooms one of which is used as the main bedroom whilst the other performs well as a spacious main living room. Residing centrally is an equally well proportioned second bedroom adjacent a modern tiled family bathroom, which provides bath with overhead shower WC and vanity wash hand basin. The rear of the property houses the third bedroom again double in size, with modern patio doors overlooking the rear garden area beyond. A modern fitted kitchen completes the internal accommodation and provides an array of wall base and tower units featuring a range of integrated appliances and stylish contrasting work surfaces. The internal living space could easily be re-purposed into a two-bedroom property, thus providing an additional reception/living room if required.

Externally this property enjoys a generous plot with a large centrally turfed lawn bordered by an array of trees, shrubs and plants. This sprawling garden is not overlooked and provides a private and well-tended outside entertaining space. Extending to a generous 1,222 square feet of true bungalow living accommodation, gas central heating and double glazing are offered as standard throughout. Brimming with an abundance of future potential internal inspection is highly advised and due to the rarity in which detached three-bedroom bungalows come to market, early viewing will be essential to avoid disappointment





