

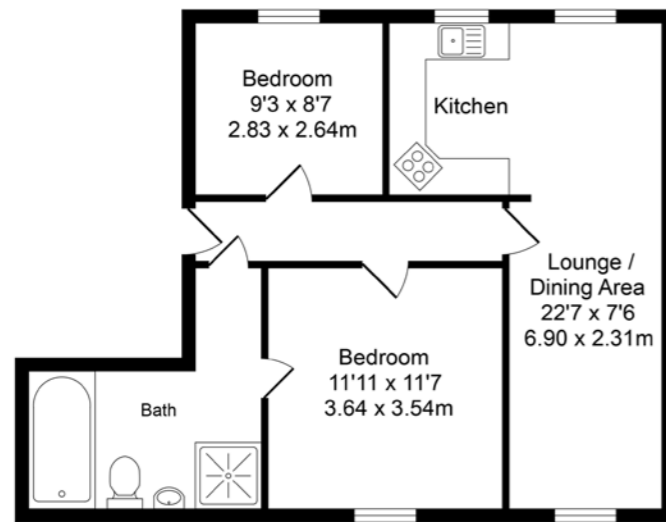


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

Total Approx. Floor Area 614 Sq.ft. (57.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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](http://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.



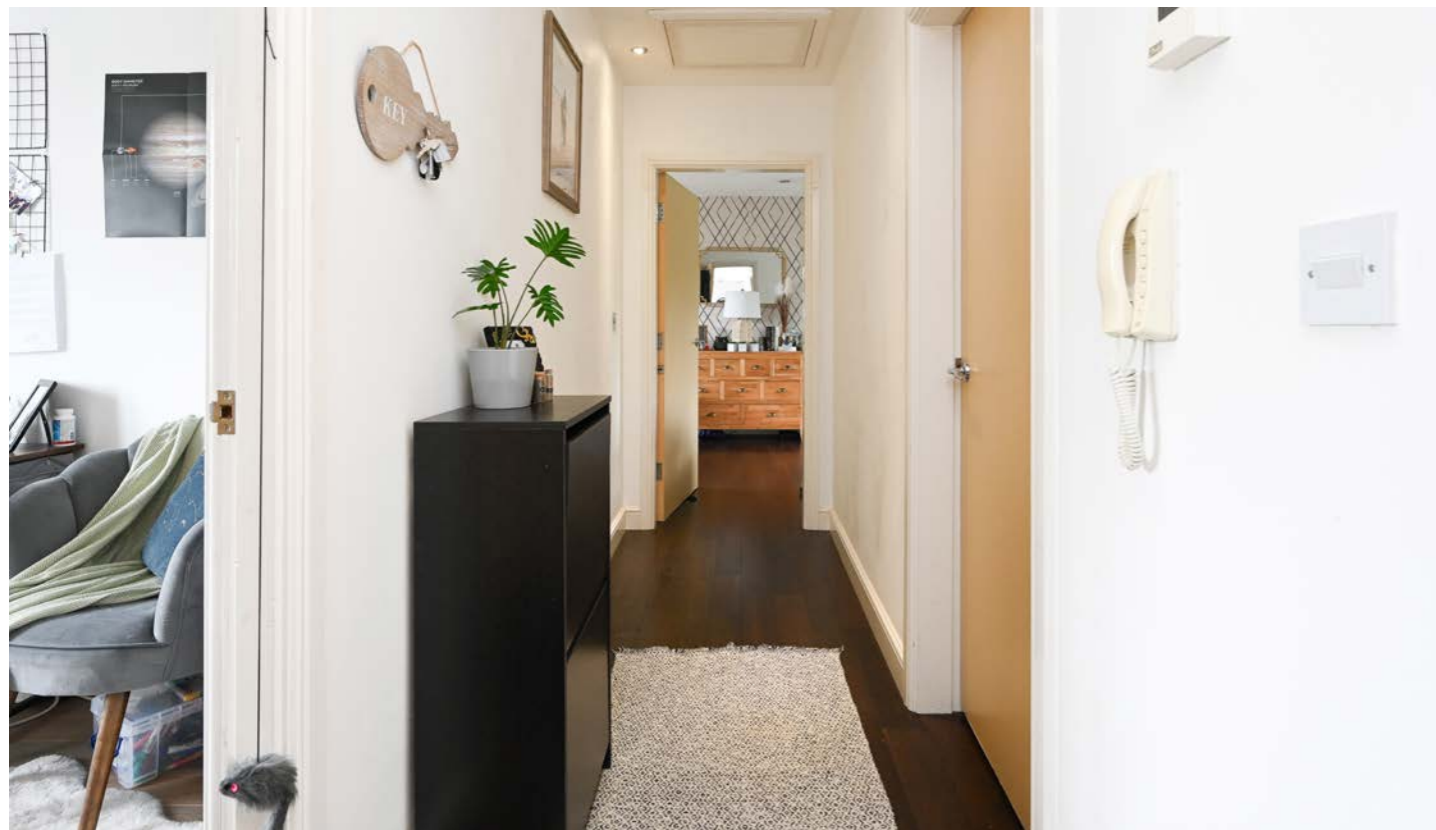
Arnold & Phillips are pleased to bring to market this two-bedroom top floor apartment, situated within the sought after Heathfields development in Burscough, West Lanes.

This modern purpose-built apartment would be ideal for first-time buyers, working professionals and investors alike. These contemporary apartments are a stone's throw from the picturesque Leeds/Liverpool canal, whilst the popular village of Burscough and all its local amenities can also be found on your doorstep.

Accessed via a well-kept communal hallway this ample-sized apartment features a spacious open-plan kitchen/dining and living area which has recently been re-decorated to a high level, a family sized bathroom, and two spacious bedrooms. The spacious L-shaped lounge/kitchen/diner, complete with wood laminate flooring, is further enhanced by double-aspect windows that let in an abundance of natural daylight. The lounge area offers plenty of space for comfortable living, whilst the dining area, situated next to the modern, fully fitted kitchen, can easily house a good-sized dining table. The kitchen itself offers plenty of storage, courtesy of an array of wall, base and tower units, providing a range of integrated appliances and stylish contrasting work-surface. The bathroom, which comfortably houses a white four-piece suite and separate shower, is also finished to a modern standard with stylish, neutral décor. The master bedroom offers ample space for storage whilst the second bedroom is also a good size and would make a great study, guest bedroom or nursery for a first addition.

Externally, there is allocated parking, communal areas and guest parking. In terms of location Heathfields is a few minutes' drive from the large civil parish village of Burscough, nestled on the outskirts of Ormskirk's historic market town, which is a further 15 minutes away by car, or a short taxi journey if you want to try out the various bars and restaurants. In addition to being close to a number of popular pubs and eateries (the Ship Inn at Lathom and the Hop Vine to name but a few), the apartment also benefits from being within walking distance of the highly popular Burscough Wharf canal side development. There are also numerous boutiques offering anything from gifts to clothing, a stylish Spa, and a modern hair salon for those days when you feel like a good pampering. If you fancy venturing further afield the village train station offers services to the seaside resort of Southport and the nearby city of Manchester.

Extending to a comfortable 614 square feet and enjoying a prime location, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Top Floor Apartment
- Two Bedrooms
- Circa 614 Square Feet
- Spacious Lounge
- Open Plan Dining Kitchen
- Allocated Parking
- Sought After Area
- Good Transport Links





