



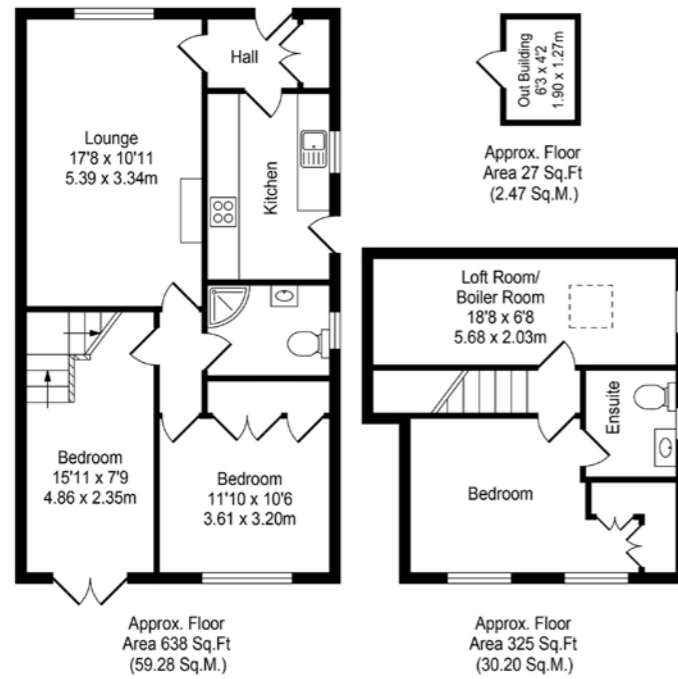
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 990 Sq.ft. (91.95 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: 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

Abbeydale, Burscough
Asking Price £240,000



Arnold & Phillips are delighted to present an exciting opportunity to acquire this spacious three-bedroom dormer bungalow, located along the popular Abbeydale in Burscough, West Lancs.

Ideally positioned, this versatile property is within close proximity to the village centre, offering a varied range of local amenities and retailers. With excellent transport and commuter links provided by two nearby rail stations, this property is perfect for those seeking a well-connected downsizer.

Approached via a private driveway, the ground floor features a spacious main living room at the front of the property. Adjacent is a fitted kitchen finished in a modern cream shaker design, offering an array of wall, base, and tower units, complete with a selection of integrated appliances and contrasting work surfaces. Centrally located is a modern fitted bathroom with a WC, vanity wash hand basin, and corner shower cubicle.

The rear of the property houses two spacious double bedrooms, both of which are well-sized and come with integrated wardrobes and storage facilities. French-style patio doors illuminate the larger bedroom. The first floor provides an additional main bedroom with an en-suite bathroom and a large loft room, ideal for storage or further conversion.

Externally, the rear of the property has been professionally landscaped and fully flagged for ease of maintenance. With a selection of raised flower beds and bordered by painted timber fencing, this pleasant outside space is perfect for outdoor gatherings.

Extending to just under 1,000 square feet and benefiting from gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all that this property has to offer.





KEY FEATURES

- Good Sized Dormer Bungalow
- Three Well Proportioned Bedrooms, One with Ensuite
- Circa 990 Square Feet
- Spacious Lounge
- Shaker Style Kitchen
- Easy to Maintain Rear Garden
- Driveway Parking
- Good Location
- Excellent Transport Links





