



Lordsgate Lane, Burscough

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ESTATE AGENTS



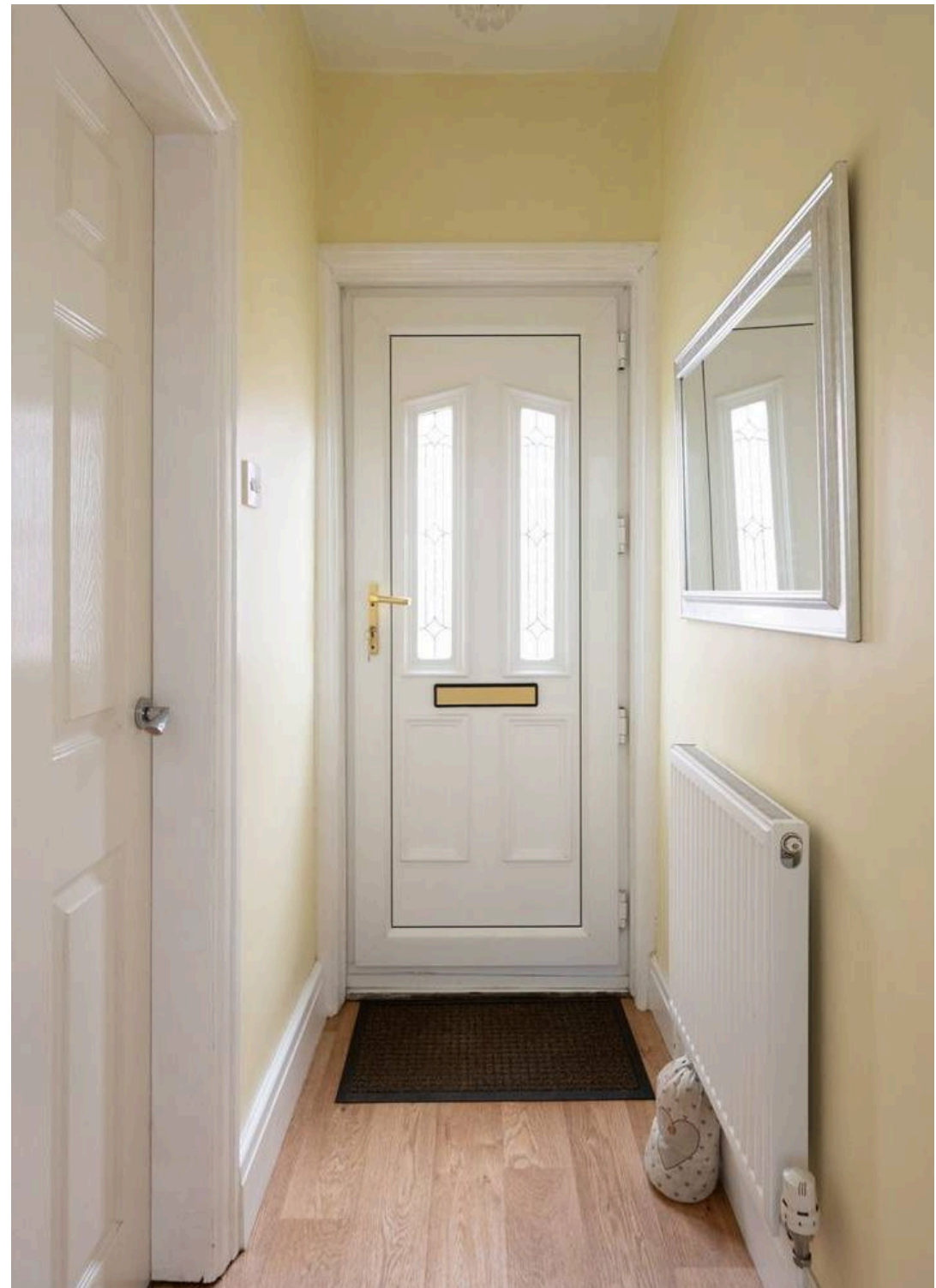
Arnold and Phillips are pleased to present for sale this well-appointed two-bedroom semi-detached true bungalow, occupying a desirable position along the ever-popular Lordsgate Lane in the heart of Burscough, West Lancs. Situated within easy walking distance of the village centre, this attractive bungalow offers practical, low-maintenance living on a generous plot, with amenities, shops, and transport links all conveniently close by.

Set back from the road behind a neat front garden and private driveway, the property benefits from off-road parking for multiple vehicles—something that's particularly useful for visiting family or guests. Its frontage presents a tidy and welcoming first impression, with a layout that immediately makes sense for those looking for a home that's easy to manage without compromising on space.

As you step inside, both bedrooms are positioned towards the front of the property, which helps create a quieter, more private feel to the rear living spaces. The main bedroom is particularly well-sized and features a broad bay window that not only enhances the room's proportions but also offers a pleasant outlook onto the front garden. With neutral décor and room for freestanding furniture, it's a flexible space that's easy to personalise. The second bedroom, though slightly smaller, still provides ample space for use as a guest room, dressing room or even a home office if preferred.

Set centrally within the home is a modern shower room, fitted with a walk-in corner enclosure, low-profile WC and integrated vanity wash basin. The finish is clean and contemporary, offering everything needed without being overly fussy—an ideal balance for buyers who appreciate functionality.

Flowing through from the hallway, the main living and dining area stretches the full depth of the property, offering a well-proportioned open-plan arrangement that works well for everyday living. The lounge area is centred around an ornate fireplace, which adds a touch of character, and the room itself feels calm and welcoming thanks to its soft tones and considered layout. This is a space that could be easily arranged to suit various furniture styles or seating setups, with the dining end comfortably accommodating a full-sized table for those who still enjoy gathering with friends or family.





Adjoining the dining area is a smartly designed kitchen that has been recently updated to include a range of modern wall, base, and tower units. Fitted appliances are integrated neatly, while contrasting worktops and splashbacks add a touch of style to an otherwise very functional space. With direct access to the rear garden, the kitchen layout also works well for those who enjoy spending time outdoors or hosting casual get-togethers during the warmer months. The garden itself is a standout feature. Not directly overlooked and with an established mix of planting, it feels enclosed yet not overly shaded. A large, paved patio area wraps around the back of the property and provides a level surface for outdoor furniture or planters. Whether you enjoy quiet mornings outside or entertaining friends with lunch on a sunny afternoon, there's more than enough room here to make that part of daily life. The lawn beyond is bordered by a thoughtful selection of shrubs and flowerbeds, and a newly installed timber summerhouse sits to the far end - ideal as a hobby space, extra storage, or even a quiet reading room tucked away from the house.

This property extends to around 800 square feet and is equipped with gas central heating and double glazing throughout. The overall feel is of a home that has been cared for and improved over time, with the major updates already taken care of—making it move-in ready for those seeking a bungalow that doesn't need immediate work.













- Well-Appointed Semi-Detached True Bungalow
- Two Bedrooms
- Circa 769 Square Feet
- Recently Updated Kitchen with Integrated Appliances
- Large Rear Garden
- Newly Installed Timber Summerhouse
- Driveway Parking
- Well-Regarded Location

Council Tax band: C

Tenure: Freehold

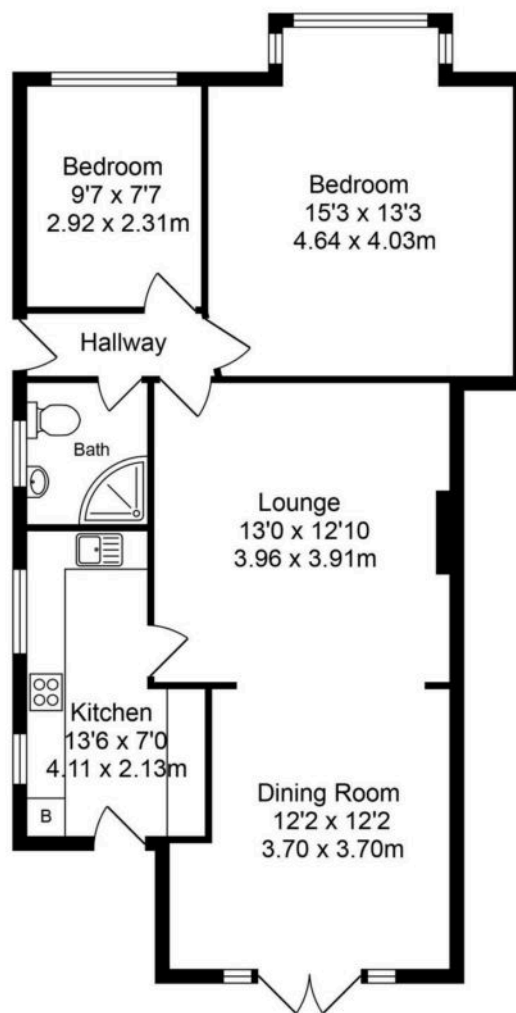
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

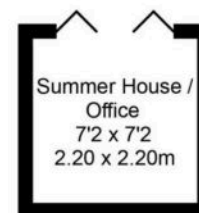


Lordsgate Lane, Burscough  
Total Approx. Floor Area 769 Sq.ft. (71.4 Sq.M.)

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



Approx. Floor  
Area 718 Sq.Ft  
(66.7 Sq.M.)



Approx. Floor  
Area 51 Sq.Ft  
(4.7 Sq.M.)



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