



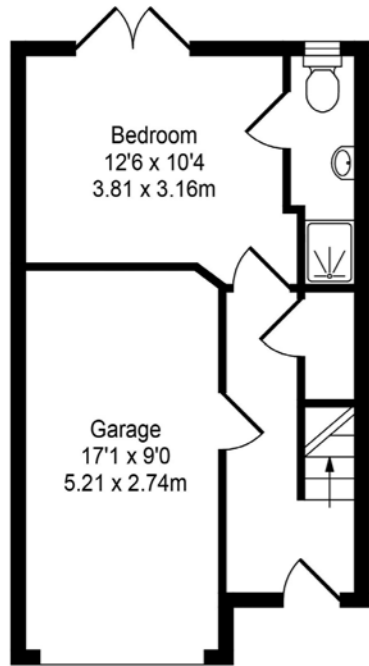
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

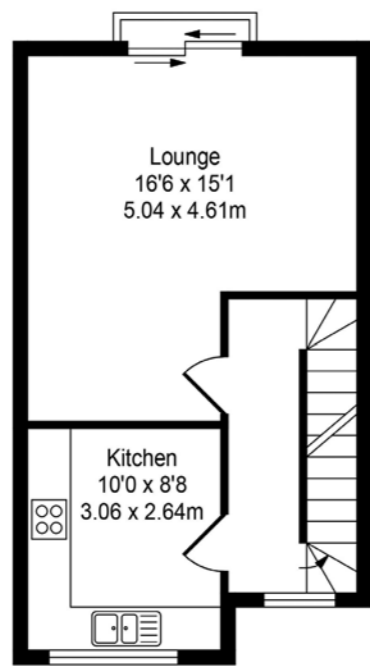
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1183 Sq.ft. (109.98 Sq.M.)**

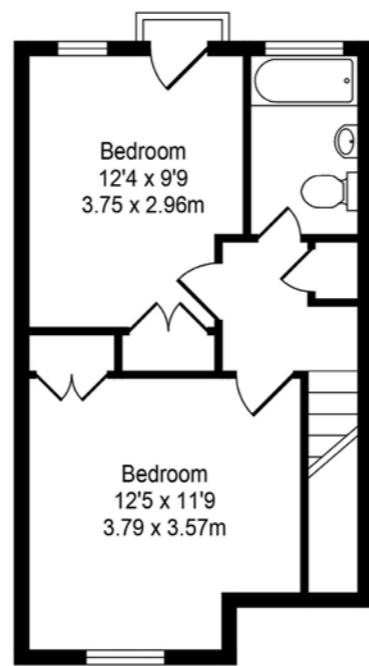
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 395 Sq.Ft (36.66 Sq.M.)



First Floor  
Approx. Floor Area 395 Sq.Ft (36.66 Sq.M.)



Second Floor  
Approx. Floor Area 395 Sq.Ft (36.66 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
Term of Lease: TBC  
Years Remaining on Lease: TBC  
Ground Rent: £100 p.a.  
Council Tax Band: D

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 offer this modern three-bedroom mid-mews style property, nestled attractively along Delph Drive within the popular Heathfields development in Burscough, West Lancs.

This versatile home is spread across three well-appointed levels, making it an ideal choice for families or professionals seeking spacious and contemporary living. Situated in a desirable location, the property benefits from excellent nearby amenities including local shops, highly regarded schools, and convenient transport links, all within easy reach.

Burscough is a thriving community known for its blend of countryside charm and modern conveniences. The area offers picturesque walking routes along the Leeds-Liverpool Canal, as well as a range of local eateries, cafes, and supermarkets. Transport links are excellent, with Burscough Bridge and Burscough Junction train stations providing direct services to Ormskirk, Southport, and Preston, making commuting straightforward. The nearby A59 and M58 offer easy access to larger towns and cities.

The exterior of the property is both inviting and practical, with off-road parking available, an integrated garage with utility and handy storage space. The property's stylish façade is enhanced by well-maintained landscaping, contributing to its curb appeal. The welcoming approach is further accentuated by modern French patio doors that open from the ground-floor bedroom into the private rear garden, creating a seamless indoor-outdoor living experience.

Upon entering the ground floor, you'll find a spacious main bedroom bathed in natural light, and access to a sleek en-suite bathroom. Moving to the first floor, the property offers a large L-shaped living room, featuring a Juliet balcony that adds elegance and extra light. Adjacent is a modern fitted kitchen, equipped with a range of wall, base, and tower units, integrated appliances, and contrasting work surfaces, providing a functional yet stylish cooking space.

The second floor comprises two additional double bedrooms, each well-proportioned and featuring integrated wardrobes, offering ample storage solutions. A contemporary family bathroom services the property, featuring modern fixtures and fittings, ensuring a comfortable and convenient living experience.

Externally, the rear garden is private and thoughtfully landscaped, with a centrally positioned turfed lawn. The spacious patio terrace offers an ideal setting for outdoor dining and entertaining, making it perfect for summer gatherings or relaxing evenings.

This impressive property extends to approximately 1,183 square feet and is further enhanced by gas central heating and double glazing throughout. With its modern layout, excellent location, and stylish finishes, this home is perfect for those seeking a blend of comfort and convenience. Internal inspection is highly recommended to fully appreciate all that this property has to offer.







KEY FEATURES

- Mid-Mews Style Home
- Three Bedrooms
- No Chain
- Circa 1183 Square Feet
- Large Living Room with Juliet Balcony
- Modern Fitted Kitchen
- Utility
- Good-Size Rear Garden
- Off-Road Parking
- Integrated Garage













