



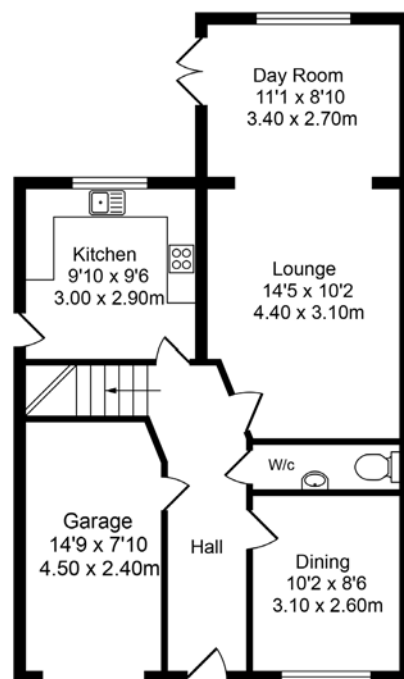
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

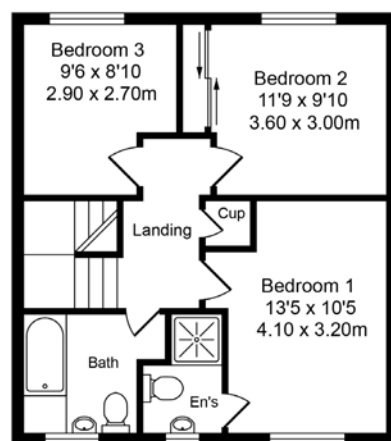
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1205 Sq.ft. (112.0 Sq.M.)

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



Ground Floor
Approx. Floor
Area 710 Sq.Ft
(66.0 Sq.M.)

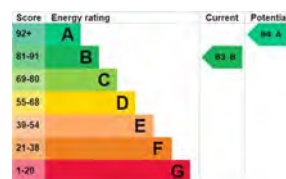


First Floor
Approx. Floor
Area 495 Sq.Ft
(46.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
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. 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

Folly View Grove, Burscough

A&P

Arnold & Phillips are thrilled to present this immaculately presented three-bedroom detached new build property, beautifully enhanced and upgraded by the current owners. Nestled within the highly sought-after 'Highgrove Park' Taylor Wimpy development in Burscough, West Lancs, this home radiates charm and modern elegance.

Ideally situated, this lovely property is within easy reach of both Ormskirk Town Centre and Burscough Village, where you'll find a delightful array of local amenities, independent retailers, and highly regarded primary and secondary schools. Ormskirk, known for its rich history and vibrant community spirit, offers a wonderful blend of traditional market charm and contemporary living, making it a perfect place for families. The area is also well-connected with superb transport links, including a nearby railway station providing easy access to surrounding regions.

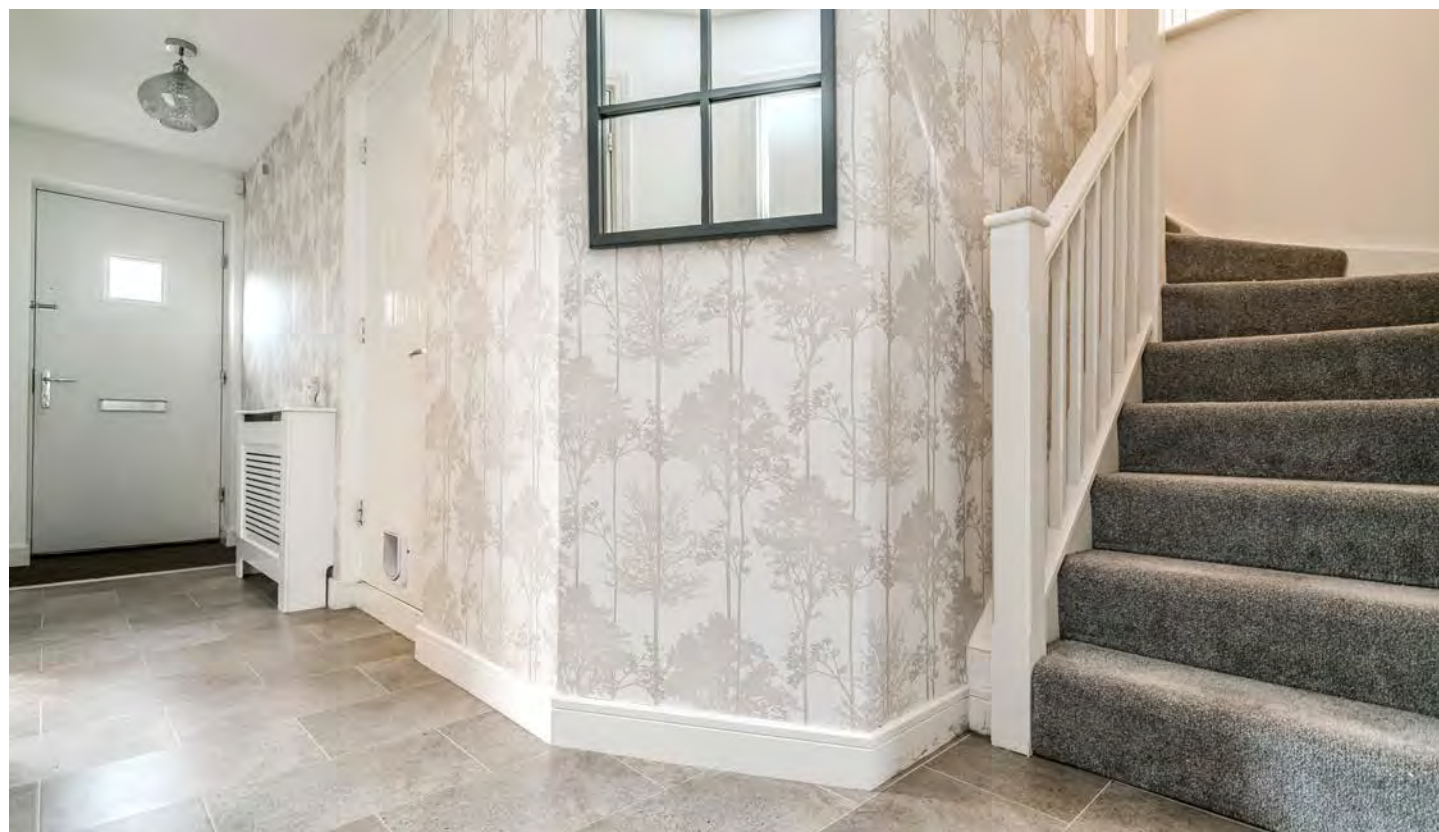
Approached via a spacious double driveway that accommodates multiple vehicles, the home greets you with a modern front entrance leading into a bright and airy hallway complete with a convenient WC. To the right, the property features a generously sized separate dining room, perfect for family meals and entertaining. On the left an integral garage provides additional storage or workspace.

At the rear, the heart of the home unfolds with a beautifully bright and spacious main lounge, which seamlessly connects to a sunroom extension. This delightful area is enhanced by French doors that open onto the professionally landscaped garden, inviting an abundance of natural light to fill the space. The fully fitted kitchen, located to the left, showcases an array of high-gloss wall and base units complemented by stylish contrasting work surfaces and a selection of integrated appliances that make cooking a pleasure.

The first floor offers three well-proportioned family bedrooms, each tastefully decorated with two bedrooms featuring integrated mirrored wardrobes for added convenience. The master bedroom boasts a luxurious tiled en-suite shower room, while the remaining bedrooms share a spacious three-piece family bathroom, designed with modern aesthetics in mind, including a bath with an overhead shower, WC, and wash hand basin.

Externally, the rear garden is a true retreat, featuring pristine lawns bordered by timber fencing and thoughtfully designed with a paved patio and decking area, providing the perfect setting for outdoor entertaining and al-fresco dining. With a generous 1205 square feet of contemporary living space, this home benefits from gas central heating, double glazing, and a high level of quality finishes throughout, along with the reassurance of a ten-year NHBC warranty.

This exceptional property is a must-see, and early viewing is highly recommended to avoid disappointment. Enjoy the best of both worlds in Ormskirk, where a bustling town centre meets wonderful local schools and excellent amenities, all within easy reach.





KEY FEATURES

Immaculate Detached Home

Three Bedrooms

Circa 1205 Square Feet

Stylish Fitted Kitchen

Professionally Landscaped Rear Garden

Double Driveway

Highly Sought-After Location



