

FOR SALE

6, Cartmel Close, Burscough, L40 7AU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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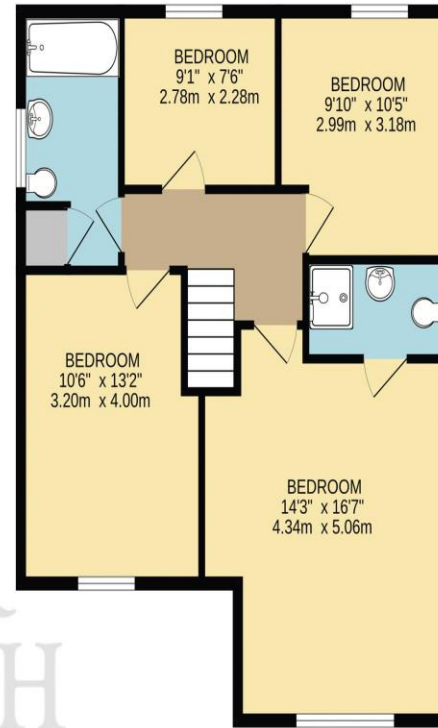
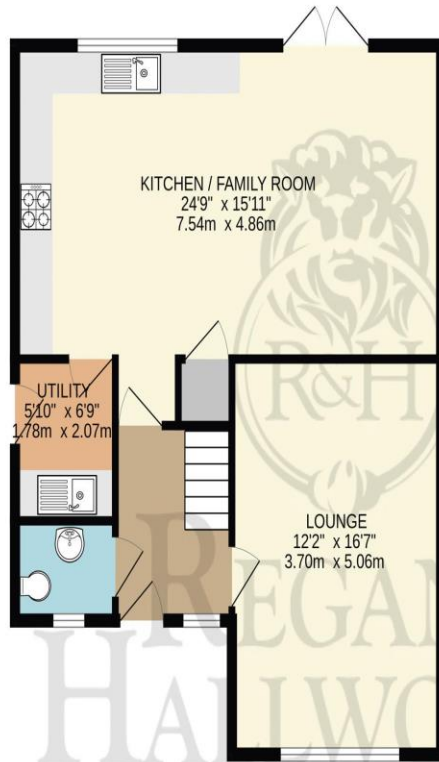
Outstanding four bed detached new build family home offered with no onward chain in Burscough.



- Outstanding new build detached home
- Modern open plan kitchen dining room
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Exceptional sized reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1559 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this truly stunning four bed detached family home. Cartmel Close has been finished to an exceptionally high standard throughout boasting superb accommodation set over two floors. The property is situated at the head of a quiet street on a modern development in the ever-popular village of Burscough. Within the village there are many amenities along with bus routes and train station. It's also close to a range of outstanding schools for all ages and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room located to the front of the property and then a large open plan living / dining / kitchen area to the rear. The family area has a modern featured media wall whilst leaving space for a formal dining table and chairs. To the far side of this room sits the modern fitted kitchen which boasts a range of wall, base and drawer units along with integral appliances and access into a well-equipped utility room. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with the added extra of a modern fitted en-suite shower room. There are two more good sized double bedrooms, a fourth large single bedroom and then a modern fitted family bathroom. Externally the property has a flagged front garden area with a driveway providing off road parking to the side and access to the detached single garage. To the rear there is a large, private and secure garden with large patio area. Internal inspection of this superb family home is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.





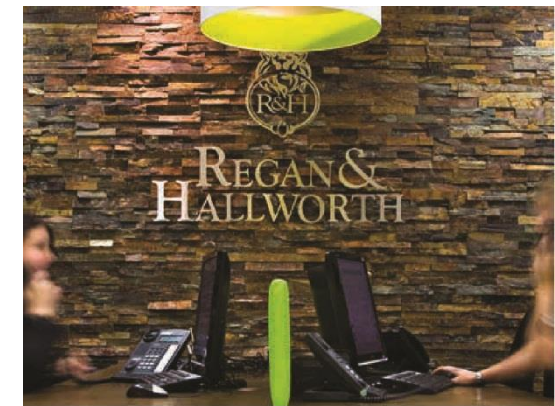
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TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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