

FOR SALE

57, High Grove Park, Burscough , L40 7AB

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



57, High Grove Park, Burscough , L40 7AB

Exceptional four bed detached family home located on a popular development in Burscough.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway / garage
- 1261 SQ. FT.

Now available for sale and located along a modern, new development in the ever-popular area of Burscough is this impressive, four bed detached family home. High Grove Park has been finished to an exceptionally high standard throughout boasting spacious and versatile accommodation set over two floors. The property is sat along a quiet road offering superb access to a range of local amenities, Ormskirk, outstanding schools for all ages, great public transport links 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 with patio doors leading out onto the rear gardens, separate office / children's playroom and then a modern fitted open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with appliances, space for a table and patio doors leading out onto the rear gardens. Up on the first floor there are four excellent sized bedrooms with the master benefiting from en suite and a modern fitted family bathroom. Externally the property has a well maintained front garden with driveway leading to an integral garage with up and over door. To the rear there is a large, private and enclosed garden with lawn and patio area, ideal space for the growing family. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and amazing location of this family home.





TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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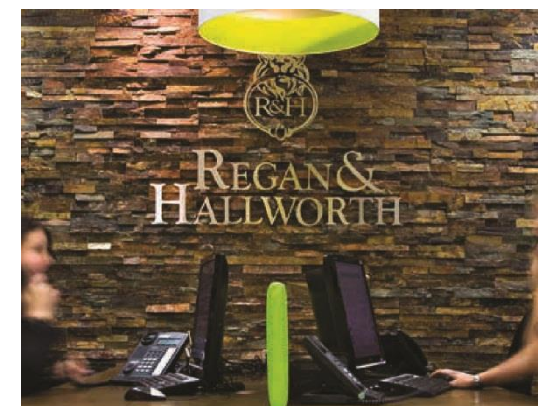
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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