

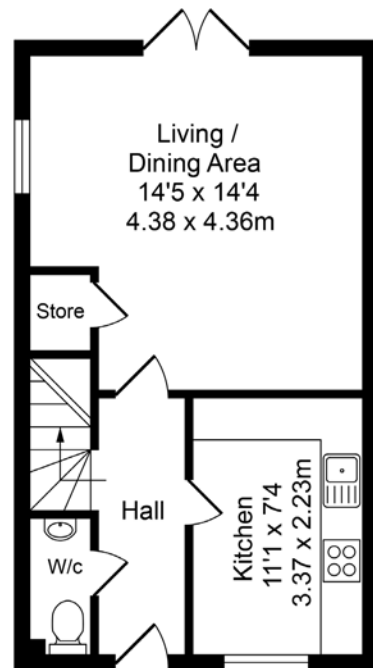


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

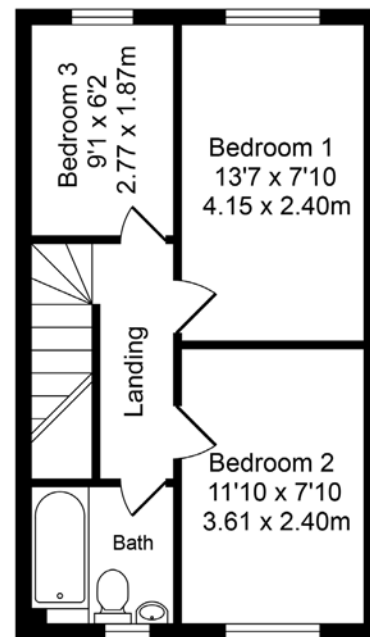
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 738 Sq.ft. (68.6 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 369 Sq.Ft (34.3 Sq.M.)

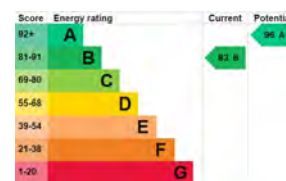


First Floor
 Approx. Floor Area 369 Sq.Ft (34.3 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: C

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.



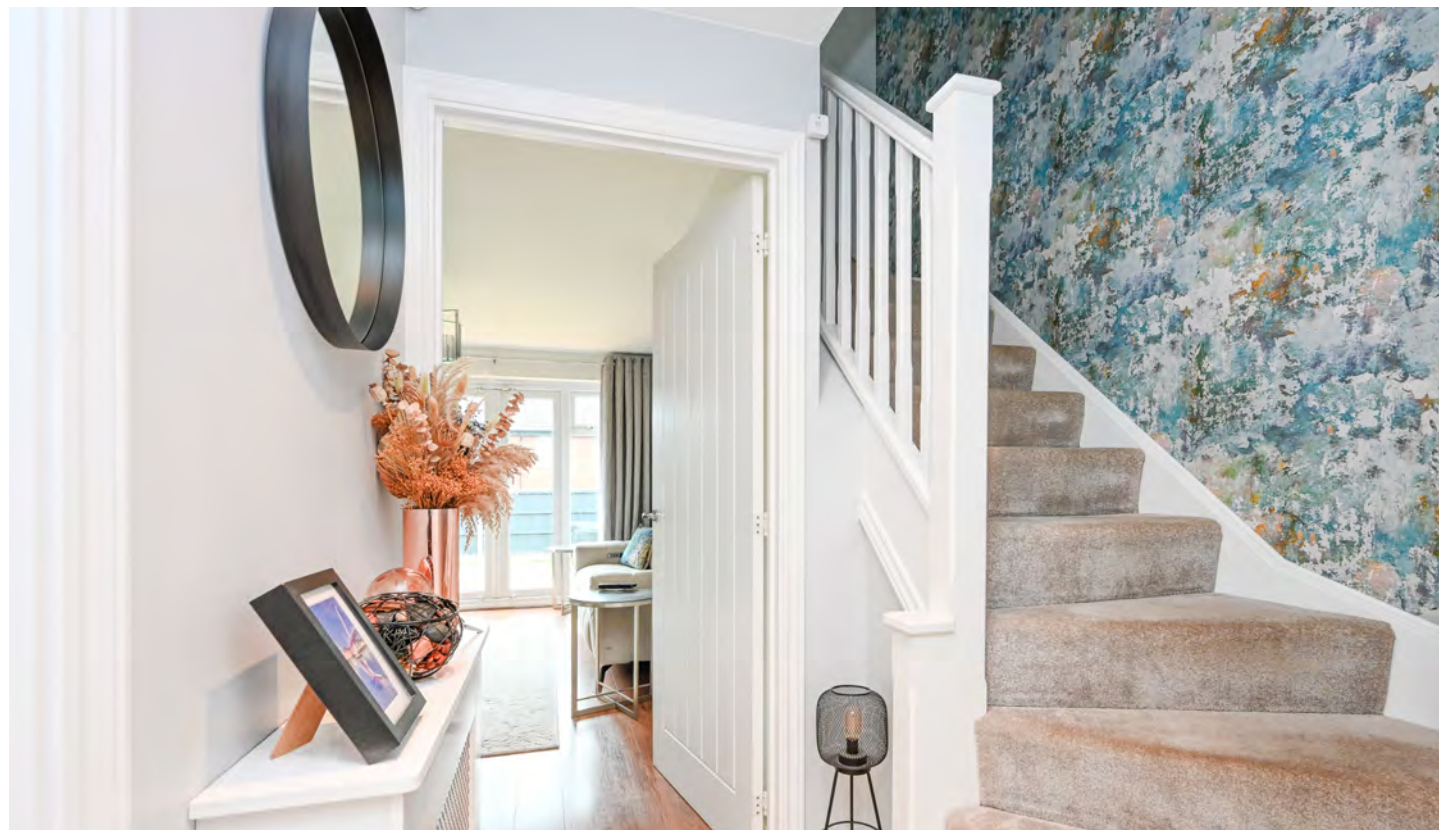
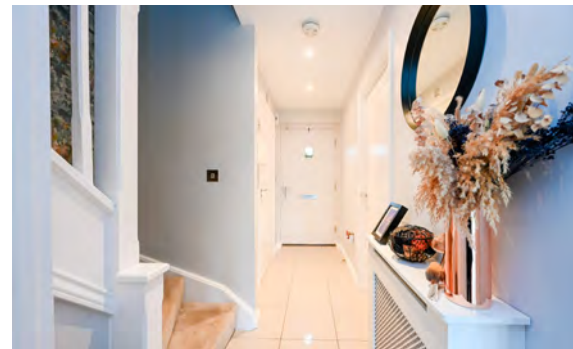
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented three-bedroom semi-detached property, residing along the Primrose Close cul-de-sac in Burscough, West Lincs.

Ideally positioned this new build property resides within just a short walk from Burscough Village centre, complete with its varied array of local amenities and independent retailers. Superb transport and commuter links are also provided via the two nearby rail stations which service both the Liverpool and Manchester lines.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a brightly lit entrance hallway. The front of the property houses the dining kitchen which has been fitted with an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work surfaces. Adjacent resides a spacious WC. The rear of the property provides a large living/dining area which has been beautifully decorated and enjoys premium Amtico flooring underfoot and is drenched in natural light via modern patio doors.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size, with a selection of storage facilities and high level of interior decor. The property is well-served by a tiled family bathroom which provides bath with overhead shower, WC and wash hand basin, finished in a premium Porcelanosa tiled design.

Externally the rear garden has been professionally landscaped and enjoys two separate patio terraces, perfect for entertaining, with a central artificially turfed lawn completing this attractive outside space. With generous proportions, high level of fit and finish, double glazing throughout and the remainder of a 10-year NHBC new build warranty, internal inspection is highly advised to fully appreciate all on offer within this impressive property.





KEY FEATURES

Beautiful Semi-Detached Home

Three Bedrooms

Circa 738 Square Feet

Modern Dining Kitchen

Professionally Landscaped Rear Garden

Driveway Parking



