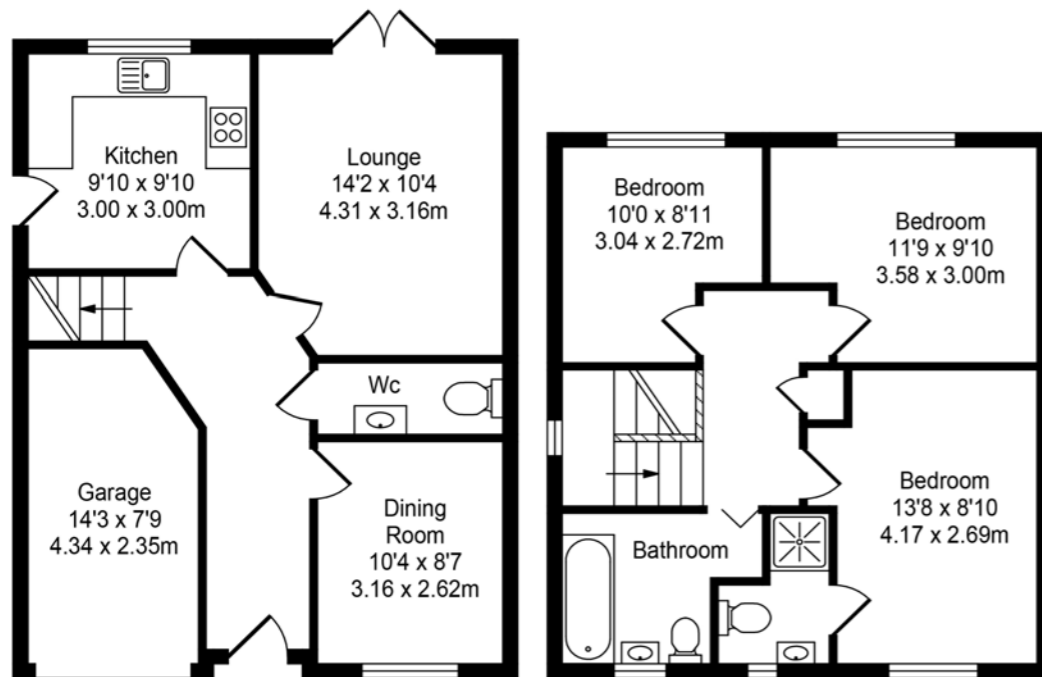




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1078 Sq.ft. (100.16 Sq.M.)

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



Approx. Floor Area 582 Sq.Ft (54.08 Sq.M.)

Approx. Floor Area 496 Sq.Ft (46.08 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.



Arnold & Phillips are delighted to bring to market this beautifully presented three bedroom detached new build property, situated within the highly sought-after 'Highgrove Park' Taylor Wimpy development in Burscough, West Lanes.

Ideally positioned this vibrant property resides within comfortable distance of both Ormskirk Town Centre and Burscough Village, complete with all the local amenities, independent retailers and highly regarded primary and secondary schools both offer. Superb transport and commuter links are also afforded via the nearby local rail station.

Approached via a double driveway providing off-road parking for multiple vehicles, access is granted via the modern front entrance, with one received into a brightly lit main entrance hall with WC. The front right of the property enjoys a spacious separate dining room, whilst the front left houses a large integrated garage. Towards the rear of the property resides a bright and spacious main lounge which is lit via modern patio doors, whilst a fully fitted kitchen resides to the rear left and provides an array of wall, base and tower units, featuring a comprehensive selection of integrated appliances and stylish contrasting premium work-surfaces and contemporary stylish flooring running underfoot throughout.

The first floor living accommodation provides three well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with the master bedroom enjoying a tiled en-suite shower room. The property is well-served by a spacious three-piece family bathroom which enjoys a stylish tiled design, bath with overhead shower, WC and wash hand basin.

Externally the rear of the property is not overlooked and enjoys a landscaped garden which is bordered by new timber fencing and a selection of established plants and shrubs. A stylish flagged patio terrace is provided which is perfect for entertaining and dining al-fresco. Extending to a generous 1,078 square feet and benefitting from gas central heating, double glazing and a high level of fit and finish throughout, along with the remainder of a ten-year new build NHBC warranty, internal inspection is highly advised to fully appreciate all on offer within this stylish detached property.

