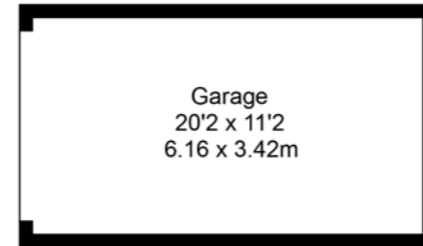




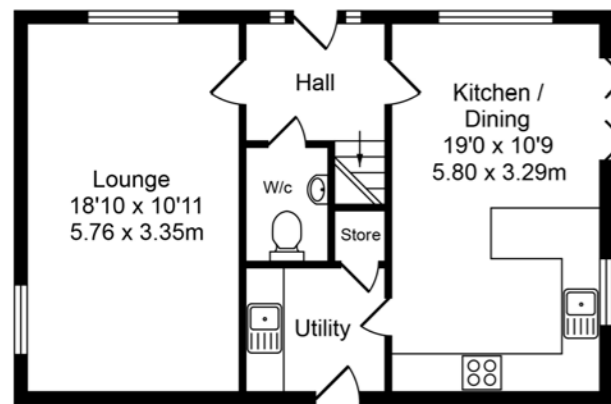
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1355 Sq.ft. (125.9 Sq.M.)**

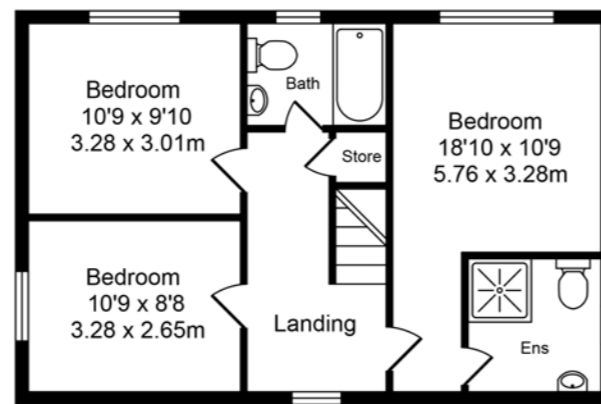
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Garage**  
 Approx. Floor Area 227 Sq.Ft (21.1 Sq.M.)



**Ground Floor**  
 Approx. Floor Area 564 Sq.Ft (52.4 Sq.M.)

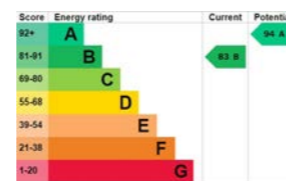


**First Floor**  
 Approx. Floor Area 564 Sq.Ft (52.4 Sq.M.)



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](http://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 and Phillips are pleased to bring to market an exciting opportunity to acquire this three-bedroom detached family home, residing attractively within the Yew Tree Park Redrow development in Burscough, West Lanes.

Ideally positioned this appealing property resides within close proximity to Burscough village centre, complete with its varied selection of local amenities and independent retailers. Superb transport and commuter links are provided with two local rail stations servicing both the Liverpool and Manchester lines. With several highly regarded primary and secondary schools also located nearby, this property would be ideal for working professionals, luxury downsizing and families alike.

Occupying an attractive corner plot this stylish property is approached by 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 and spacious entrance hallway. The right side of the property enjoys a spacious main living room which is flooded in natural light by dual aspect windows. The left side boasts a contemporary fully fitted dining kitchen, providing an array of wall, base and tower units featuring a range of integrated appliances and stylish contrasting work surfaces. With the addition of a handy utility room and ample dining area, this modern kitchen space performs well as a central hub for this executive family home.

The first floor enjoys three well-proportioned family bedrooms, all of which are double in size and all decorated in a pleasing neutral finish, with the main bedroom benefiting from en-suite bathroom facilities. The property is well served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin.

The rear garden is well established and bordered by a red brick wall with a centrally turfed lawn and selection of plants, shrubs and spacious patio terrace providing an ideal space in which to entertain. Completed with a detached single garage this versatile property extends to 1,355 square feet of new build living accommodation. With the remainder of a 10-year NHBC new build warranty, gas central heating and double glazing throughout internal inspection is highly advised to fully appreciate all on offer within.





**KEY FEATURES**

- Detached Family Home
- Three Bedrooms
- Circa 1355 Square Feet
- Modern Dining Kitchen
- Well-Established Rear Garden with Spacious Patio Terrace
- Detached Single Garage
- Driveway Parking
- Attractive Corner Plot



