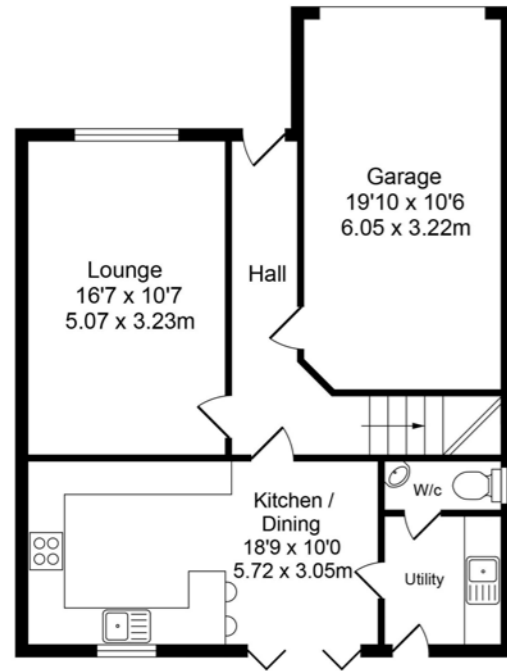




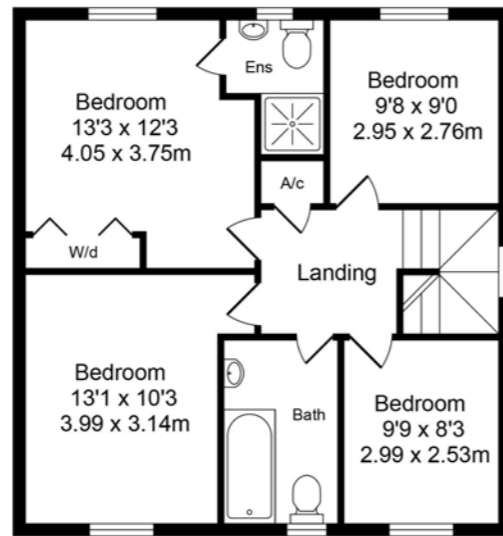
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1441 Sq.ft. (133.8 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 755 Sq.Ft (70.1 Sq.M.)



First Floor
 Approx. Floor Area 686 Sq.Ft (63.7 Sq.M.)



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 pleased to present this exquisite four-bedroom detached property situated on Lyndale Road in Burscough, West Lancs.

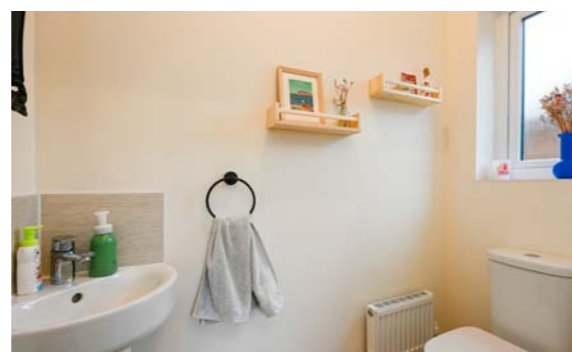
Boasting a prime location within the sought-after Yew Tree Park development, this modern home offers convenience with proximity to village amenities, local schools, and commuter options, with two rail stations servicing both the Liverpool and Manchester lines located within easy reach.

Upon arrival, a private driveway welcomes you, providing ample off-road parking. Step through the main entrance to discover a thoughtfully designed ground floor featuring a spacious fully integrated garage (with personell door for internal garage access), a cosy front living room centred around a premium fireplace, and a stunning open-plan family dining kitchen at the rear. The kitchen boasts a range of integrated appliances, contrasting work surfaces, and a breakfast bar, while the adjacent utility room and WC add practicality to the layout. LVT parquet flooring has been installed throughout the ground floor accommodation (with a lifetime warranty).

Ascending to the first floor, you'll find four well-proportioned bedrooms, each impeccably decorated, with the main bedroom benefiting from fitted wardrobes and a tiled en-suite bathroom. A modern family bathroom completes the upper level, offering relaxation with its bath and overhead shower. The property also benefits from loft storage with large loft hatch access.

Externally, the property delights with a professionally landscaped rear garden which is South facing and features a premium patio terrace, perfect for outdoor gatherings, a centrally turfed lawn, and raised flower beds.

Spanning an impressive 1,441 square feet of contemporary living space and equipped with gas central heating, this home ensures comfort and style. Plus, with the added peace of mind of the remainder of a 10-year NHBC new build warranty, this property is truly one not to be missed. Arrange your viewing today to experience luxury living at its finest.





KEY FEATURES

IMMACULATELY PRESENTED
DETACHED PROPERTY

FOUR BEDROOMS
(MASTER WITH EN-SUITE)

CIRCA 1441 SQ FT

OPEN PLAN FAMILY DINING &
KITCHEN

PROFESSIONALLY LANDSCAPED
REAR GARDEN

OFF ROAD PARKING &
INTEGRAL GARAGE

SOUGHT AFTER LOCATION





