

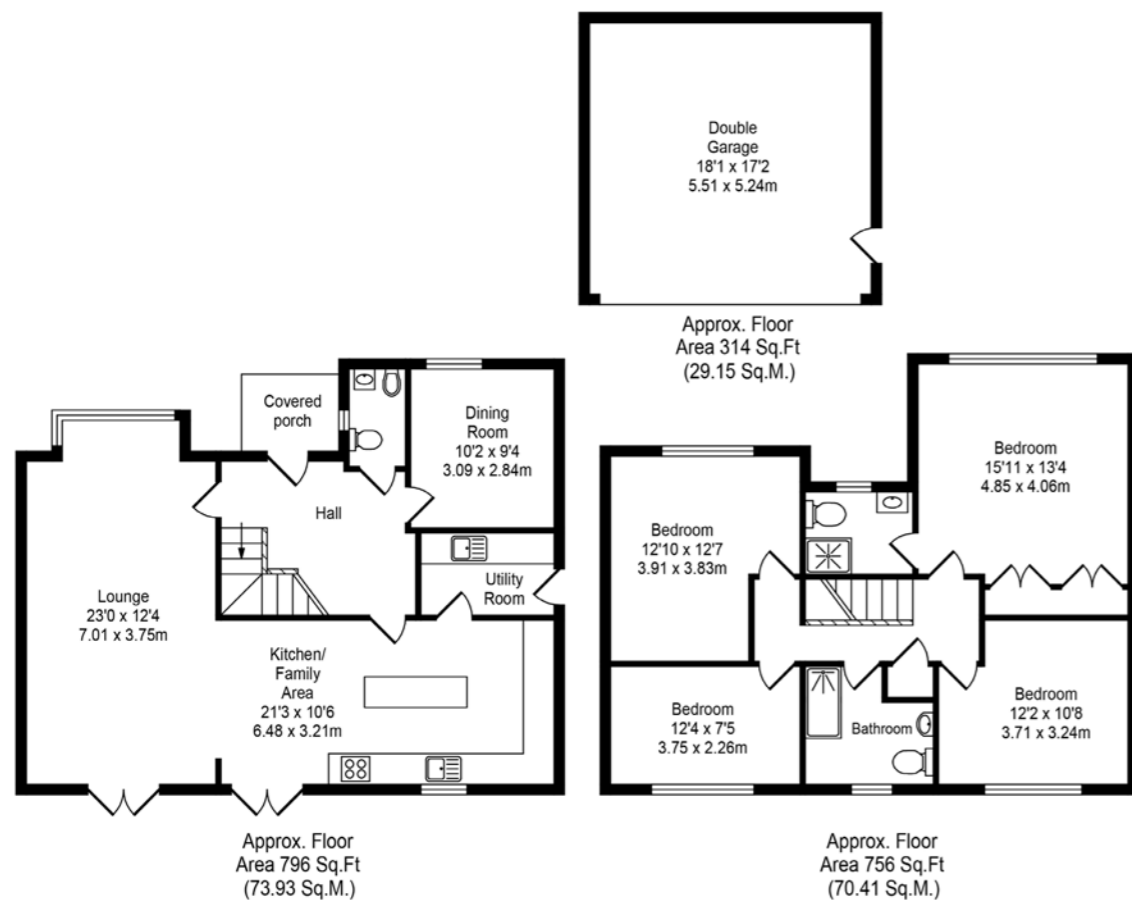


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1867 Sq.ft. (173.49 Sq.M.)

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



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years
 Years Remaining on Lease: 980 years
 Ground Rent: £100 p.a.
 Service Charge: No Charge Payable
 Council Tax Band: F
 Details Prepared: 15/11/2023

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.



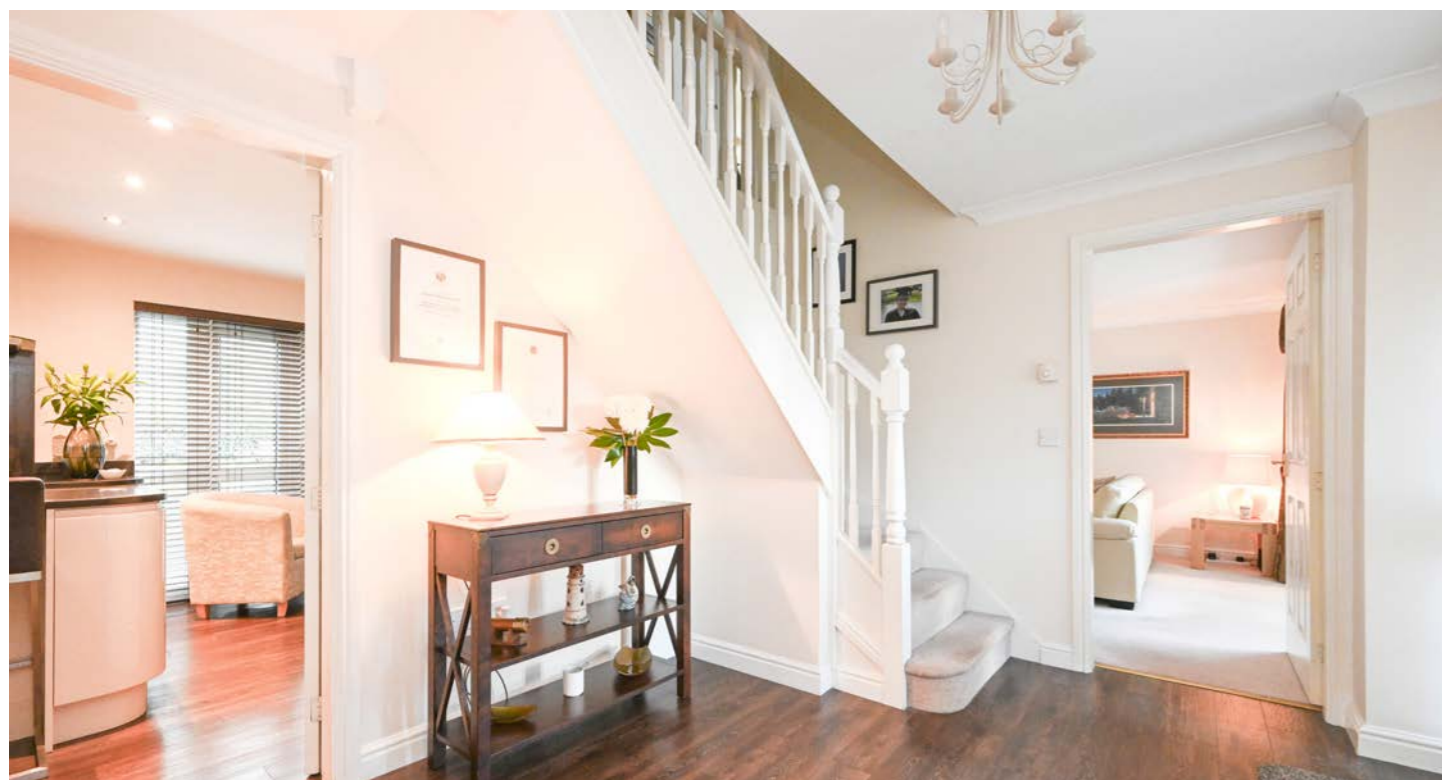
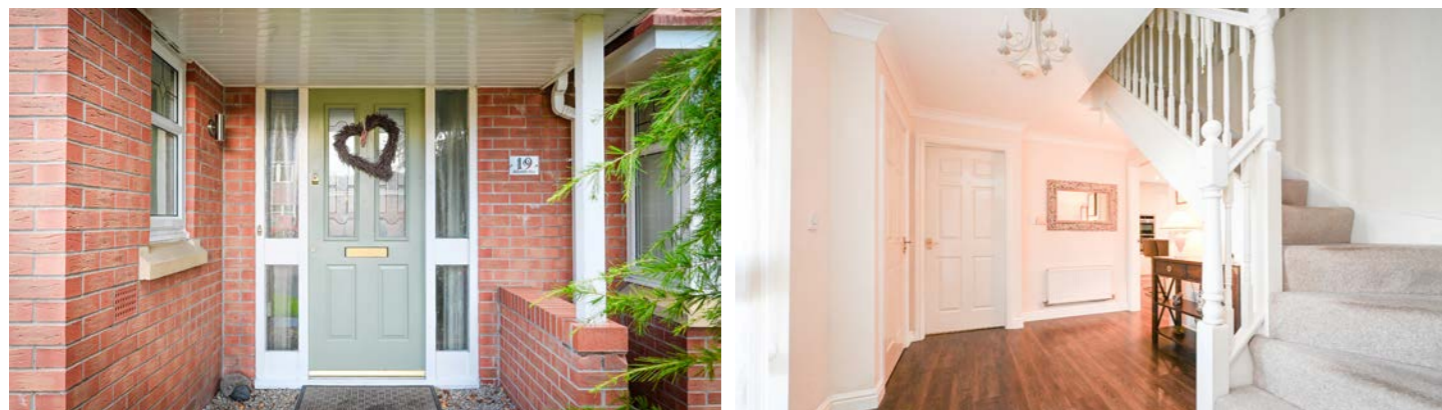
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented four-bedroom detached family home, residing within a private plot along Bramble Way in Burscough, West Lincs.

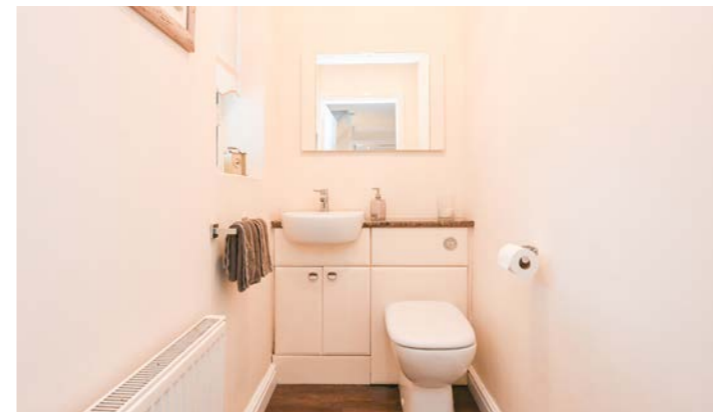
Nestled in the ever-popular Heathfields development this vibrant property resides within close proximity to Burscough Village, complete with its diverse selection of local amenities and independent retailers. Superb transport and commuter links are provided via the two nearby rail stations, whilst several highly regarded primary and secondary schools also reside nearby.

Approached via a large private driveway providing side-by-side parking for multiple vehicles and a large detached double garage, access is granted via the main covered front entrance porch, with one received into a spacious and naturally lit entrance hallway. The front left of the property enjoys a formal dining room which could easily be repurposed into an office or additional snug if required. The right side of the property boasts an extensive bay-fronted main living area which is centred around a contemporary feature fireplace and extends through and around into an ample dining area, additional living space and further through into a fully fitted dining kitchen. Providing an abundance of wall, base and tower units, this stylish kitchen is finished in a contemporary high gloss design and provides premium quartz work-surfaces, range of integrated appliances and central feature island, with a handy adjoining utility room completing the ground floor accommodation.

The first floor enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with the main bedroom enjoying integrated wardrobes and lavish tiled en-suite bathroom facilities. The property is well-served by a tiled family bathroom providing walk-in double shower, WC and vanity wash hand basin.

Externally a private rear garden is not overlooked and enjoys a large wrap-around patio terrace ideal for entertaining. This gives way to an ample tiered garden area, with a large central lawn bordered by a range of trees, plants and shrubs, all of which combine to create an attractive outside living space ideal for entertaining. Extending to a generous 1,867 square feet of prime living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1867 Square Feet
- Stylish Fitted Kitchen
- Private Rear Garden
- Driveway Parking
- Large Detached Double Garage





