



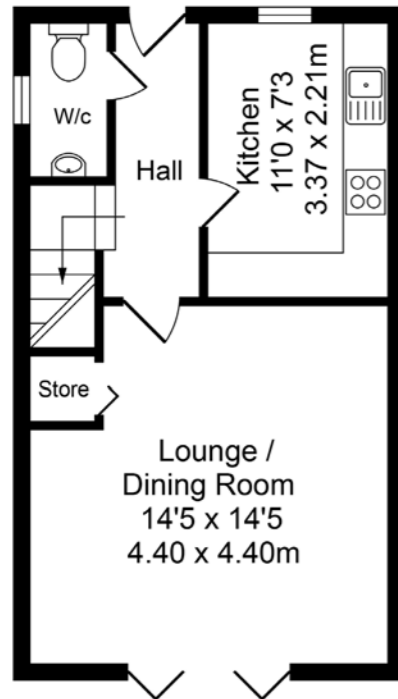
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

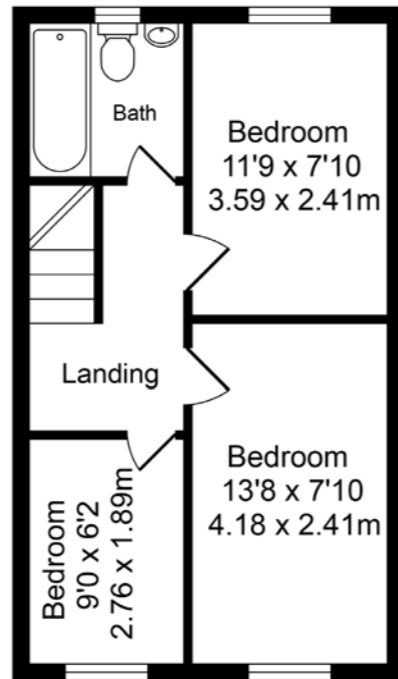
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 744 Sq.ft. (69.2 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 372 Sq.Ft (34.6 Sq.M.)



**First Floor**  
Approx. Floor Area 372 Sq.Ft (34.6 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](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.



**THE LUXURY PROPERTY SPECIALISTS**

**Glovers Way, Burscough**  
**Asking Price £230,000**

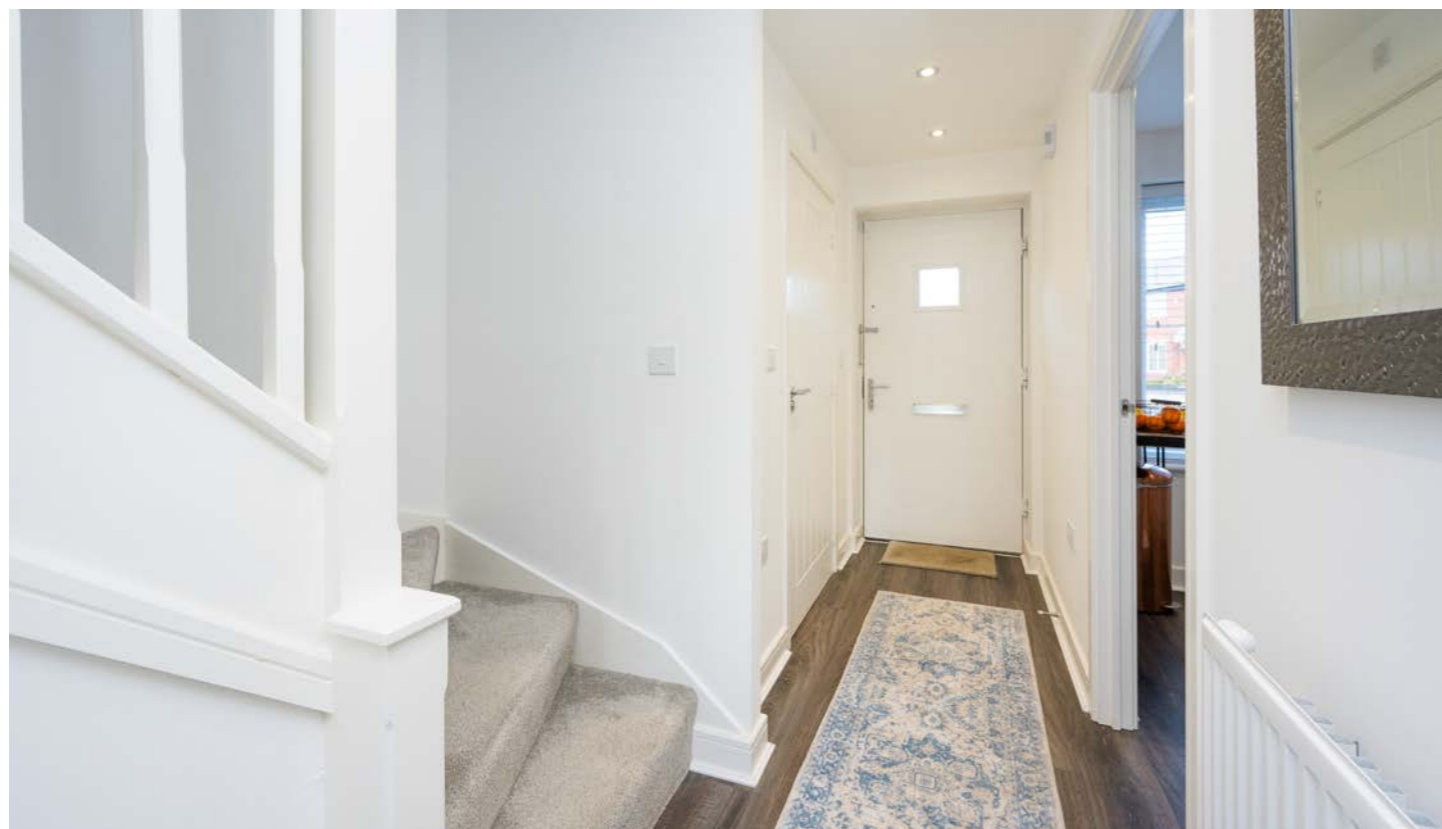


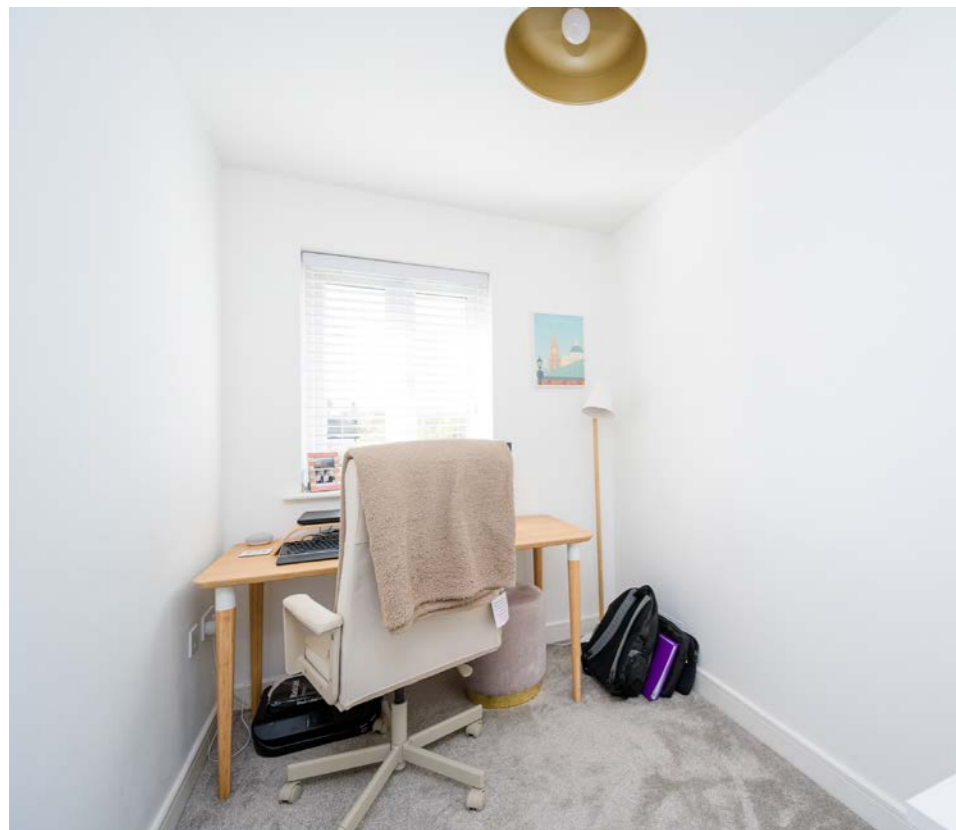
Arnold & Phillips are delighted to bring to market this superbly presented three-bedroom semi-detached Taylor Wimpey new build property, positioned attractively along the extremely popular Glovers Way in Burscough, West Lancs.

With a large private driveway providing side-by-side off-road parking for multiple vehicles, access is provided via the modern front entrance, with one received into a spacious and naturally lit main entrance hallway. The front left of the property enjoys a fully fitted contemporary kitchen, complete with a selection of wall, base and tower units featuring an array of high-end integrated appliances and stylish contrasting work-surfaces. The property flows through to the rear dining lounge which is of particularly generous proportions and is decorated to a high standard and flooded in an abundance of natural light via modern patio doors.

The first floor enjoys three well-proportioned family bedrooms, two of which are doubles, all finished to a high decorative level and enjoy a pleasant outlook over the surrounding area. The property is well-served by a tiled modern family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally, the rear of the property has been beautifully landscaped and provides a centrally turfed lawn with a large patio terrace perfect for dining al-fresco and entertaining, with timber sleepers providing an ideal flower bed to the rear adjacent from a timber garden shed. Extending to 742 square foot of prime new build living accommodation and benefitting from gas central heating, double glazing throughout along with the remainder of a ten-year NHBC new build warranty, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Semi-Detached New Build Home
- Three Bedrooms
- Circa 744 Square Feet
- Fully Fitted Contemporary Kitchen
- Beautifully Landscaped Rear Garden
- Driveway Parking





