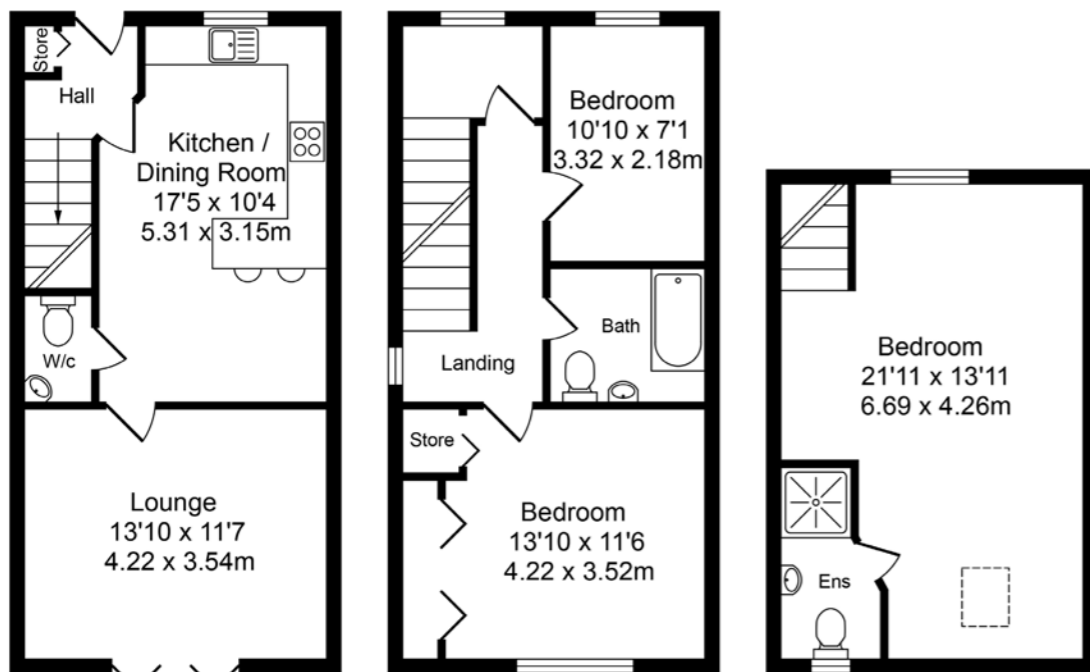




Ormskirk: 01695 570102    Chorley: 01257 241173  
 Southport: 01704 778668    arnoldandphillips.com

**Total Approx. Floor Area 1125 Sq.ft. (104.5 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 409 Sq.Ft (38.0 Sq.M.)

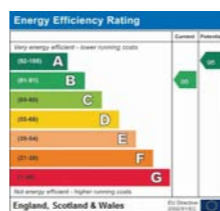
**First Floor**  
 Approx. Floor Area 409 Sq.Ft (38.0 Sq.M.)

**Second Floor**  
 Approx. Floor Area 307 Sq.Ft (28.5 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 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](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 & Phillips are pleased to bring to market this beautifully presented three-bedroom family home, residing over three floors and located within the popular 'Highgrove Park' Taylor Wimpy development in Burscough, West Lancs. Ideally situated this vibrant family home resides within close proximity to Ormskirk Town Centre, with its host of popular amenities, independent retailers and superb local transport and commuter links, facilitated via the local rail station. Highly regarded primary and secondary schools also reside nearby, making this an ideal family home.

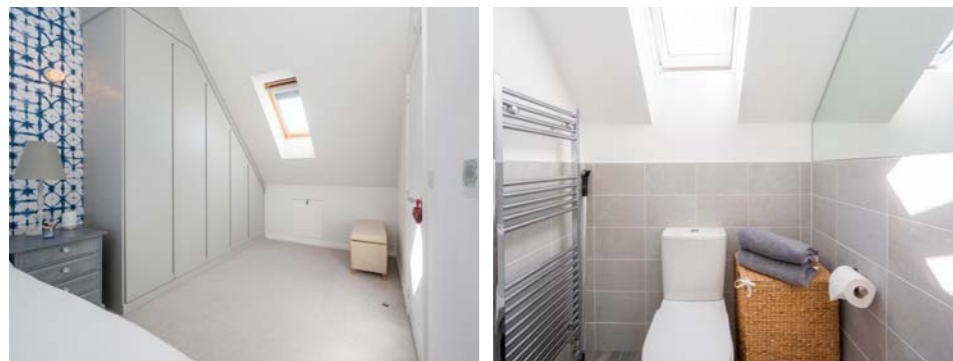
Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the modern front entrance, with one received into a bright entrance hallway. The front of the property enjoys a fully fitted modern dining kitchen, complete with an array of wall, base and tower units, featuring a comprehensive selection of integrated appliances and stylish contrasting work-surfaces and breakfast bar. An ample dining room is included in this modern space, which flows through to an adjoining rear main living room, which is flooded in an abundance of natural light via modern patio doors. A high level of décor is on display throughout.

The first floor enjoys two well-proportioned family bedrooms and the main tiled family bathroom, providing bath with overhead shower, WC and wash hand basin. The second floor provides a stunning main bedroom, which boasts dramatic vaulted ceilings, premium fitted wardrobes and storage facilities and a spacious modern en-suite tiled bathroom.

Externally, the rear of the property enjoys a good-sized garden that is predominantly laid to lawn, with a rear patio terrace and additional tiled patio area perfect for entertaining and dining al-fresco. A feature railway sleeper flower bed design has been fitted with LED lighting and completes this premium garden space.

Extending to around 1,124 square feet of premium living accommodation and enjoying the remainder of a ten-year NHBC new build warranty, gas central heating and double glazing throughout, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

BEAUTIFULLY PRESENTED  
SEMI DETACHED FAMILY HOME

ACCOMMODATION OVER  
THREE LEVELS

CIRCA 1124 SQ FT

THREE BEDROOMS  
(EN-SUITE TO MASTER)

GOOD SIZED REAR GARDEN

OFF ROAD PARKING FOR  
MULTIPLE VEHICLES

POPULAR LOCATION







