

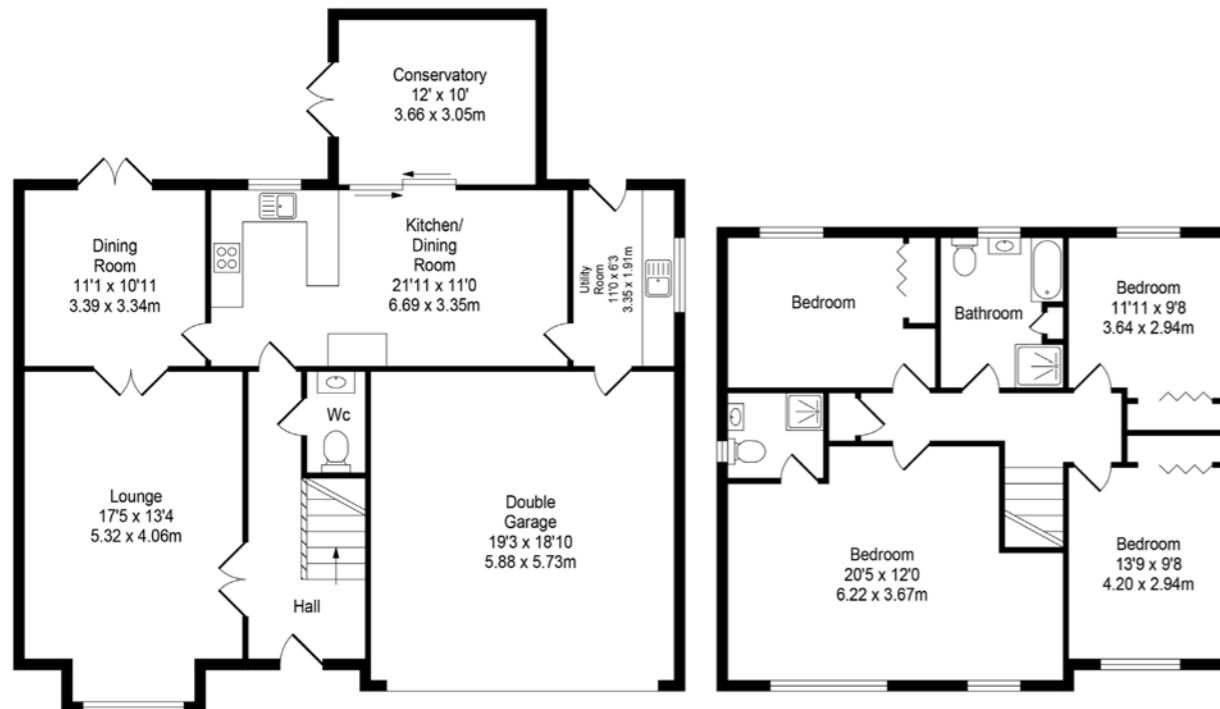


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2145 Sq.ft. (199.31 Sq.M.)

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



Approx. Floor Area 1200 Sq.Ft (123.32 Sq.M.)

Approx. Floor Area 818 Sq.Ft (75.99 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 thrilled to present a rare opportunity to acquire this generously proportioned four-bedroom detached family home, nestled within the coveted Poplars development in Burscough, West Lancashire. Ideally positioned within close proximity to Burscough Village, this expansive property enjoys a host of local amenities on its doorstep, along with superb transport and commuter links provided by two nearby rail stations. Several reputable schools in the vicinity make this property ideal for families and working professionals alike.

Approached via a private driveway, the ground floor of this attractive home boasts a generous integrated double garage, offering potential for conversion or expansion, subject to the relevant planning consents. Whilst the property would benefit from a light course of cosmetic modernisation, the abundant potential is clear for all to see. This appealing home features two spacious living areas, both neutrally decorated and bathed in natural light. The rear of the property enjoys an open-plan family dining kitchen, equipped with an array of wall, base, and tower units, integrated appliances, and stylish contrasting work surfaces and breakfast bar. The ample dining area leads into an adjoining utility room (which provides internal access through to the garage) and a sunny garden room conservatory.

The first floor comprises four well-proportioned double bedrooms, all neutrally decorated with three benefitting from large fitted wardrobes. The main bedroom includes en-suite bathroom facilities, while the other bedrooms are served by a main tiled family bathroom, featuring a bath, separate shower, WC, and vanity wash hand basin.

Externally, the property features beautifully established gardens, which are not overlooked and provide a centrally turfed lawn bordered by a range of mature trees, plants, and shrubs. An ample patio terrace offers an ideal space for outdoor gatherings or potential extensions.

Extending to comfortably over 2,000 square feet and featuring gas central heating and double glazing throughout, internal inspection is highly advised. Due to the rarity of such properties coming to market within the Poplars, early viewing is essential to avoid disappointment. Don't miss the chance to make this spacious and well-located family home your own.

