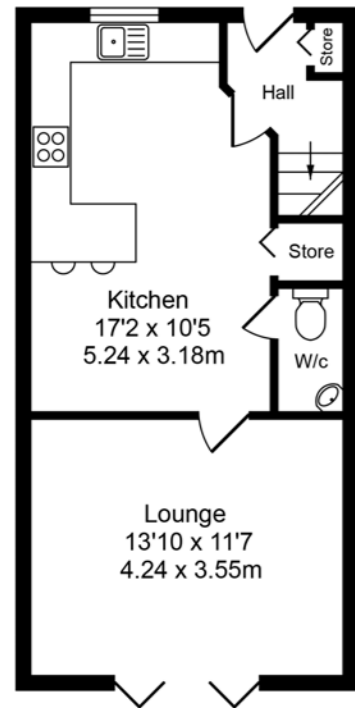




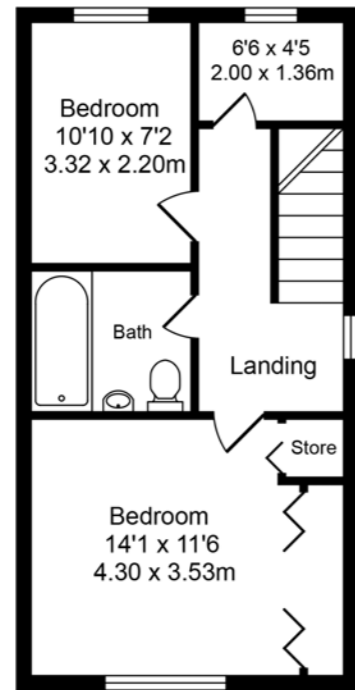
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1145 Sq.ft. (106.3 Sq.M.)**

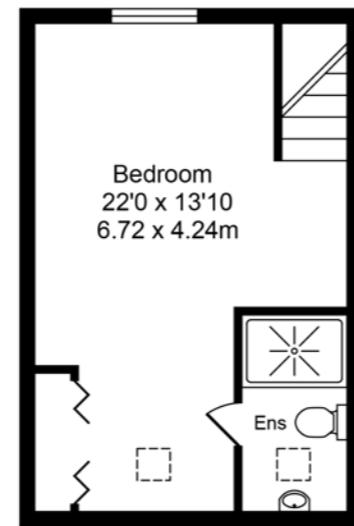
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 417 Sq.Ft (38.7 Sq.M.)



**First Floor**  
 Approx. Floor Area 417 Sq.Ft (38.7 Sq.M.)

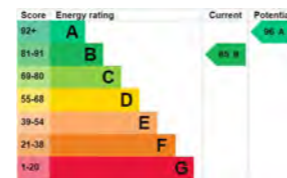


**Second Floor**  
 Approx. Floor Area 311 Sq.Ft (28.9 Sq.M.)



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 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.





Arnold & Phillips are delighted to offer this three-bedroom semi-detached modern build property for sale, situated on an attractive corner plot in the sought-after High Grove Park, Burscough, West Lancs.

This impressive home is arranged over three inviting levels and finished to a high standard with neutral tones and modern décor throughout, offering an ideal blend of contemporary style and comfort. The property benefits from its prime location, with easy access to local schools, shops, and amenities, making it a perfect choice for families or professionals.

Burscough is a vibrant area, combining a welcoming community atmosphere with convenient access to both rural and urban amenities. The nearby Burscough Junction and Burscough Bridge train stations offer regular services to Liverpool and Preston, while the A59 provides excellent road links to surrounding towns and cities. The area also enjoys proximity to popular local attractions such as Martin Mere and various green spaces, ideal for leisure and recreation. Equally, Ormskirk is also just a short walk away, opening up a plethora of additional amenities and transport links.

The exterior of this property is both appealing and well-maintained, with a red-brick façade and a private rear garden. Set on a generous corner plot, the approach is striking, offering curb appeal and off-road parking. The garden, which is not directly overlooked, provides a peaceful outdoor retreat, complete with a well-kept lawn and a range of shrubs and plants along its borders.

The ground floor boasts a stunning open plan dining kitchen, featuring a range of fitted wall, base, and tower units, stylish contrasting work surfaces, integrated appliances, and a feature breakfast bar. The dining area is spacious and leads seamlessly into the well-proportioned living room, which benefits from natural light flooding in through modern patio doors that open out onto the garden. A convenient cloakroom/WC completes the ground floor accommodation.

The first floor offers two generously sized bedrooms, each enjoying pleasant views of the surrounding area. The larger of the two bedrooms comes with modern fitted wardrobes for ample storage. A stylishly tiled family bathroom is also located on this level, featuring a bath with overhead shower, WC, and wash hand basin.

The second floor is dedicated to the main bedroom, which is of particularly generous proportions. This room boasts integrated wardrobes and a luxurious en-suite bathroom, providing a private and tranquil space for relaxation.

Externally, the rear garden is private and not overlooked, featuring a well-maintained lawn bordered by attractive plants and shrubs, and enclosed by red brick walls. A spacious patio terrace offers the ideal setting for outdoor entertaining or dining.

This home extends to a generous 1,145 square feet, enjoys gas central heating, double glazing throughout, and comes with the remainder of a 10-year NHBC new build warranty, offering peace of mind for prospective buyers. An internal inspection is highly recommended to appreciate the full range of features this property has to offer.





