

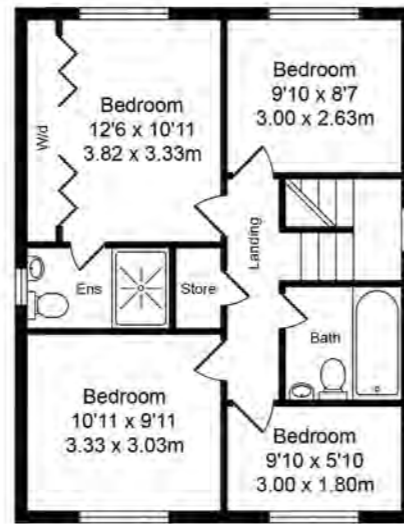


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 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 1293 Sq.ft. (120.2 Sq.M.)

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



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 100 years
 Ground Rent: None payable
 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. 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 and Phillips are delighted to offer this fantastic four-bedroom detached house in the highly popular, Vicarage Gardens, Burscough. This well-presented property has been modernised throughout, along with a recently installed combi boiler, and boasts spacious, well-proportioned rooms - ideal for families or those looking for a comfortable and elegant home. The house is set in a peaceful residential area, yet benefits from being within easy reach of excellent local schools, shops, and amenities. Burscough provides a wonderful balance of tranquil suburban living with the convenience of modern life, making this property a highly appealing opportunity for buyers.

As you approach the property, you are greeted by a well-maintained front garden and two private front & side driveways that provides ample off-street parking. On the ground floor, the home features two reception rooms and a beautiful conservatory, offering flexible spaces for relaxation and entertaining. These receptions can accommodate plenty of furniture and are flooded with natural light from each end of the property. The generously sized kitchen is a real focal point of the house, complete with modern appliances and ample storage. It's perfect for both family meals and more formal dining occasions. Additional ground-floor conveniences include a cloakroom/WC, ensuring everyday practicalities are met with ease.

The first-floor houses four spacious bedrooms, all beautifully finished and ready for you to move straight in. The master bedroom benefits from its own en-suite bathroom, adding a touch of luxury to your everyday routine. The remaining bedrooms are well-proportioned and share a modern family bathroom, ideal for the needs of a busy household. The home benefits from new carpets as well as both the bathroom and en-suite being newly installed.

The property also boasts a beautifully landscaped wrap-around garden to the rear, providing a private and peaceful retreat. Whether you are relaxing in the sun or entertaining guests, the garden's generous size makes it perfect for outdoor dining, children's play, or simply enjoying the fresh air. There is a garage and outbuildings that offer additional storage or could be converted into a home office or gym, depending on your needs.

This stunning home offers a wealth of benefits, from its stylish and spacious interiors to its excellent location. Whether you're a family looking to upsize or a professional seeking a peaceful retreat with easy access to nearby towns, this property has everything you need. The quiet, well-connected location, coupled with the immaculate presentation of this home, makes it a truly exceptional purchase.

To arrange a viewing or for more information, please contact our Ormskirk branch. Our friendly team will be more than happy to assist with any inquiries or help you discover more about this beautiful home.



