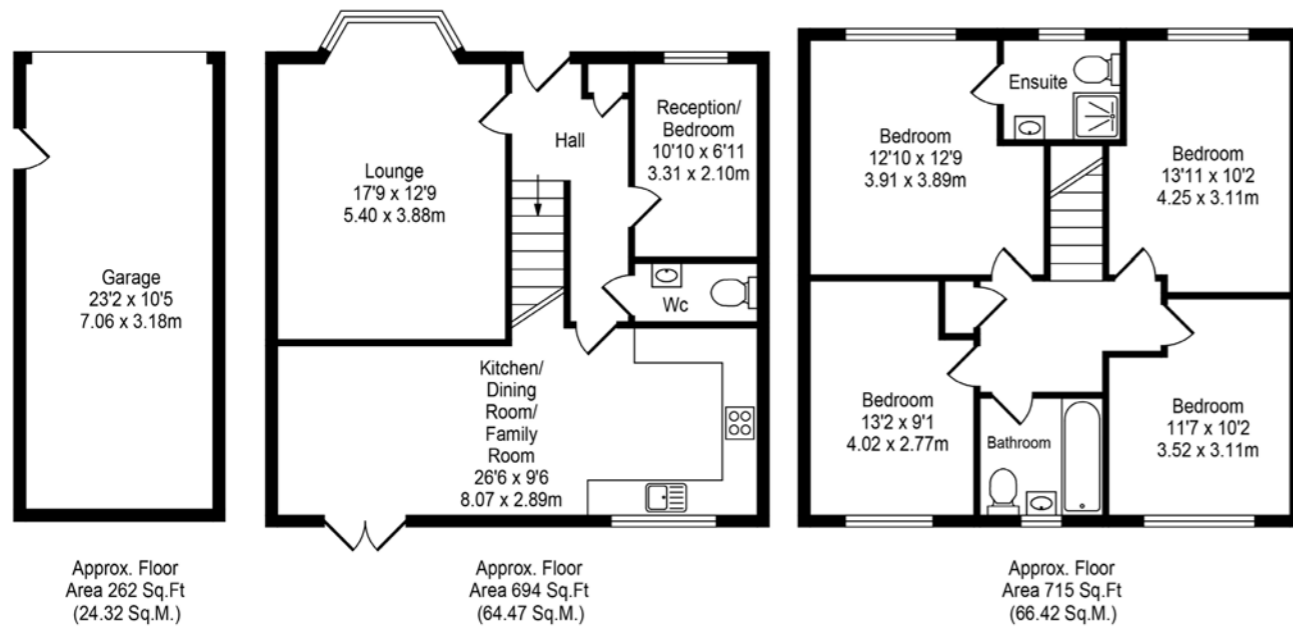




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1671 Sq.ft. (155.21 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 Freehold  
 Maintenance Charge: £120 p.a.  
 Council Tax Band: E

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 and Phillips are delighted to present this charming four-bedroom detached home located in the sought-after Highgrove Park development in Burscough, West Lancs. Perfectly blending contemporary design with a family-friendly layout, this modern build is exceptional offering for those seeking a balance of style, comfort, and practicality. Positioned on the tranquil Folly View Grove, the property offers privacy and convenience, with excellent amenities just a short distance away.

From the moment you approach the property, the inviting façade of this double-fronted home is sure to impress. The private driveway provides ample off-road parking for multiple vehicles, a feature highly valued by modern families. Entering through the front door, you're welcomed by a sense of spaciousness, with a bright and airy entrance hallway leading through to the various ground floor rooms.

To the right of the hall is the expansive bay-fronted main living room. This space feels both homely and sophisticated, decorated in modern neutral tones, allowing the new owners to easily add their personal touch. The room's generous proportions offer plenty of flexibility, making it ideal for family gatherings, casual relaxation, or hosting guests. Opposite, a second reception room adds versatility to the ground floor. Currently offering potential as a snug or home office, this room could effortlessly serve as a dining room or even a fifth bedroom, depending on your needs. Its location at the front of the house ensures it benefits from a pleasant view of the quiet street.

At the rear of the property, the heart of the home awaits. Spanning an impressive 26 feet, the open-plan family dining kitchen is truly the centrepiece, designed for modern living. The kitchen itself is sleek and well-appointed, featuring a range of integrated high-end appliances and plenty of storage within its mix of wall, base, and tower units. The stylish contrasting work surfaces not only add a contemporary aesthetic but are also practical for everyday use. The kitchen flows seamlessly into an ample dining space that can comfortably accommodate a family-sized table, while the adjoining living area offers a casual, relaxed atmosphere for more informal downtime. Large patio doors open directly onto the rear garden, connecting the indoor and outdoor spaces beautifully – ideal for when you want to enjoy a meal or entertain outside during the warmer months.

Heading upstairs, the first-floor houses four well-proportioned double bedrooms, all immaculately presented. The main bedroom is a standout feature, benefiting from an en-suite bathroom that's finished to a high standard, offering a touch of luxury for the homeowners. The additional bedrooms, all similarly spacious, provide ample room for children, guests, or even a home gym or creative studio if desired. The main family bathroom serves the other bedrooms, offering a functional yet stylish space with a bath and overhead shower, ensuring practicality for busy family life.

Outside, the rear garden continues to impress. Neatly maintained with a central lawn area, it's a perfect space for children to play or for outdoor socialising. A patio stretches across the rear of the house, offering a designated spot for outdoor seating, ideal for barbecues or enjoying a quiet evening with friends. The garden's manageable size means you can enjoy it without feeling overwhelmed by maintenance, while still offering plenty of scope for those with green fingers. The property also boasts a large, detached garage, ideal for storage or for future conversion.

The location of this property is another key advantage. Burscough is well-regarded for its excellent transport links, with Burscough Junction railway station just a short drive away, providing regular services to nearby cities. For those commuting by car, the property is conveniently located near major road networks, making journeys to Liverpool, Southport, and beyond hassle-free. The area is also well-served by a variety of local amenities, including shops, supermarkets, and a good selection of cafes and restaurants, meaning everything you need is within easy reach. Families will particularly appreciate the proximity to highly regarded local schools, with both primary and secondary education options nearby, offering convenience and peace of mind.

Overall, this is a thoughtfully designed and well-presented property that ticks all the boxes for modern family living. Spacious, versatile, and perfectly located within a popular development, it's a home that can adapt to suit a variety of lifestyles. Approaching 1,700 square feet, this property would be ideal for those looking for a larger home to accommodate a growing family or simply a stylish, low-maintenance property with room to spread out, this house on Folly View Grove could be the ideal choice.





KEY FEATURES

- Charming Detached Home
- Four Bedrooms
- Circa 1671 Square Feet
- Impressive Open Plan Dining Kitchen
- Good-Size Rear Garden
- Large Detached Garage
- Driveway Parking
- Superb Location





