



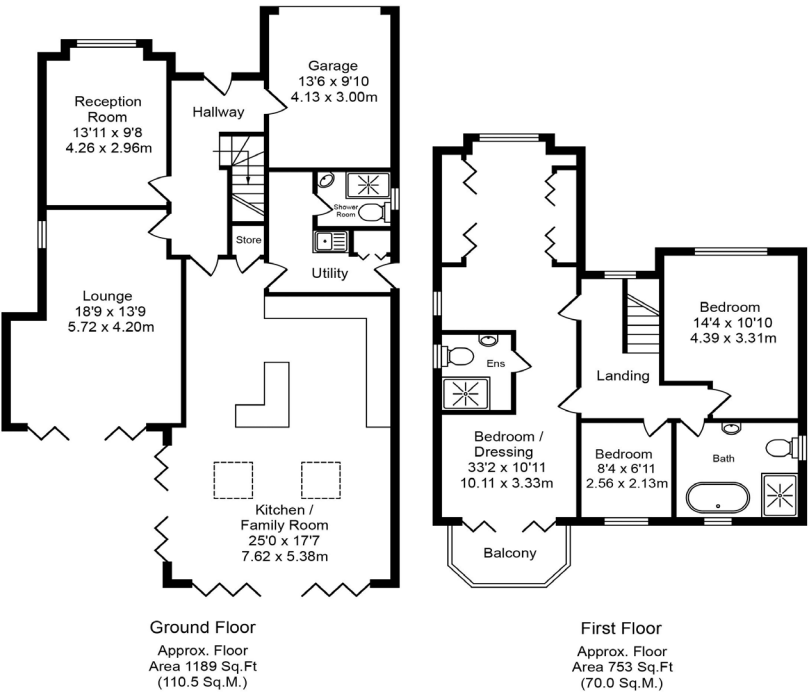
Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

ARNOLD & PHILLIPS  
ESTATE AGENTS

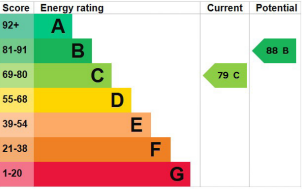
Total Approx. Floor Area 1942 Sq.ft. (180.5 Sq.M.)

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



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 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.



THE LUXURY PROPERTY SPECIALISTS

Charnwood Close, Burscough

A&P



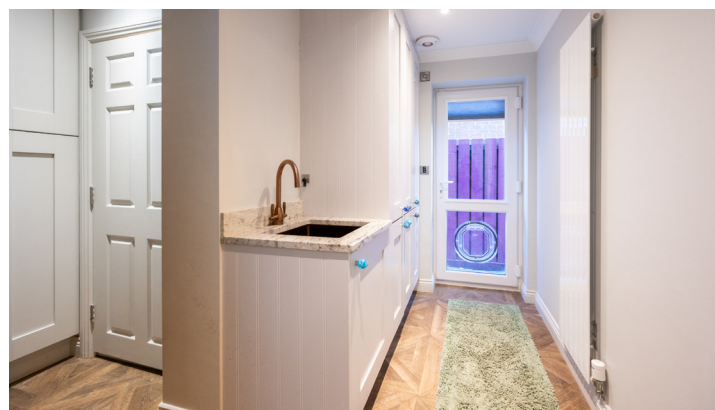
Arnold & Phillips are privileged to bring to market this simply fabulous four-bedroom detached family home, perfectly situated within an exclusive residential development in Burscough, West Lancs. Ideally positioned this vibrant property resides within close proximity to Burscough village, with its host of varied amenities and independent retailers. There are superb transport and commuter links on offer via the two village rail stations servicing both the Liverpool and Manchester lines, 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 two vehicles, access is granted via the main front entrance, with one received into a spectacular hallway with integral garage. The ground floor enjoys a large rear facing lounge which is centred around a premium fireplace, an additional 13' reception room, extremely useful utility area accompanied by a modern WC suite with shower cubical and wash hand basin. The real jaw dropper is the truly exemplary open-plan breakfast kitchen with adjoining rear sun lounge. Flooded in an abundance of natural light via large picture bifold doors and Velux windows, this gorgeous kitchen enjoys an array of wall, base and tower units, featuring a comprehensive selection of integrated appliances, stylish contrasting work-surfaces and central feature island with breakfast bar, completing the downstairs living accommodation.

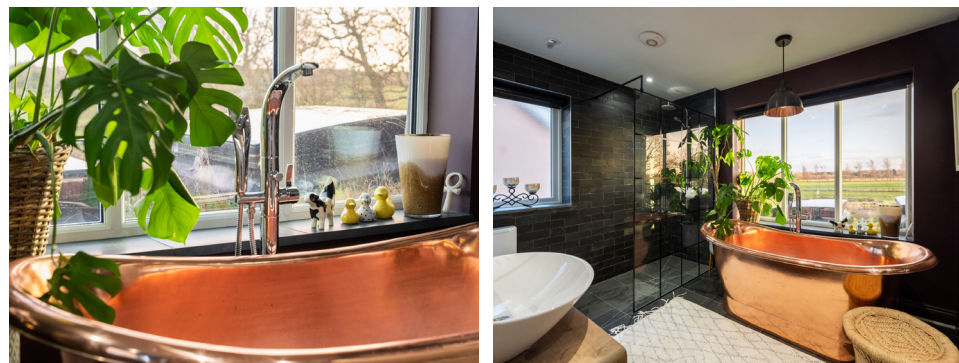
The first floor enjoys four well-proportioned family bedrooms, currently/temporarily transformed to three, all of which are handsomely decorated, and enjoy a pleasant outlook over the surrounding area, with the master enjoying tiled en-suite facility, impressive dressing area and glass balcony with stunning views. The property is well-served by the contemporary family bathroom which provides eye catching standalone bath, WC, vanity wash hand basin and stylish walk-in shower cubical.

Externally the rear of the property is not overlooked and enjoys a centrally turfed lawn with water feature and substantial decked patio terrace with wooden pergola and delightful farmland views, perfect for entertaining and dining al-fresco. There is also an elevated hot tub and exclusive outdoor pool which can be included.

With gas central heating, voice activated technology throughout and a splendid level of interior décor from top to bottom, internal inspection really is essential to fully appreciate all on offer within.







#### KEY FEATURES

Fabulous Detached Family Home

Four Bedrooms featuring En-suite Facility, Dressing Room & Balcony to Master

Circa 1942 Square Feet

Stunning Open Plan Breakfast Kitchen With Centre Island & Rear Sun Room

Private Rear Garden With Outdoor Hot Tub & Separate Pool

Ample Driveway Parking

Integral Garage

No Chain













