



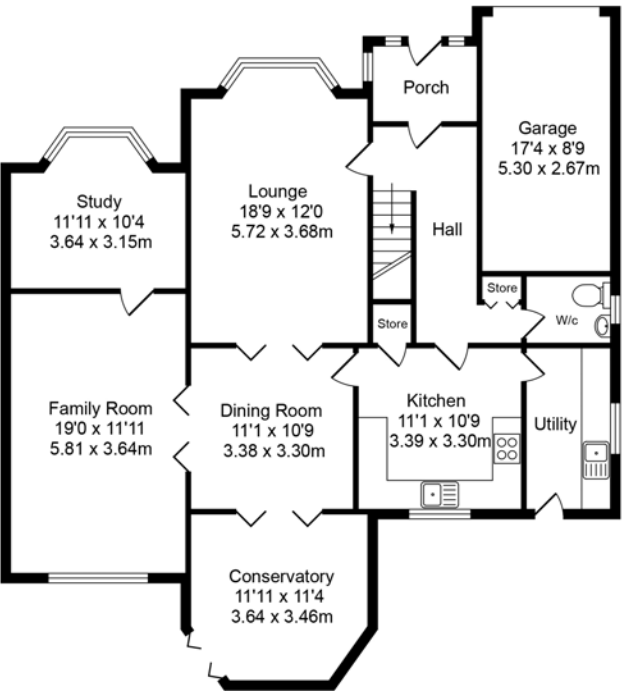
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

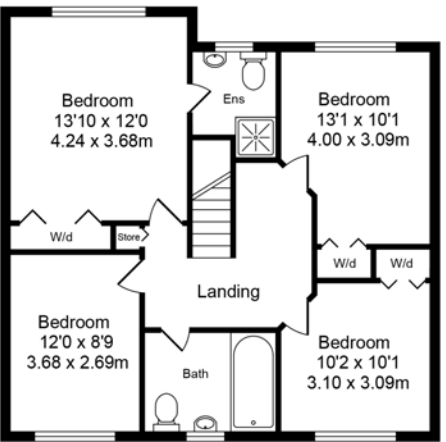
ARNOLD & PHILLIPS
ESTATE AGENTS

Harding Road, Burscough Total Approx. Floor Area 2139 Sq.ft. (198.7 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 1369 Sq.Ft
(127.2 Sq.M.)



First Floor
Approx. Floor
Area 770 Sq.Ft
(71.5 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 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.



THE LUXURY PROPERTY SPECIALISTS

Harding Road, Burscough

A&P

Arnold and Phillips are delighted to offer for sale this spacious four-bedroom detached family home, situated on a generous private plot along the well-regarded Harding Road in Burscough, West Lancashire. Positioned within a desirable residential area, this well-maintained property provides an excellent opportunity for those seeking a substantial family home with flexible living spaces and a convenient location close to local amenities, schools, and transport links.

Set back from the road, the home is approached via a private driveway, offering ample off-road parking for multiple vehicles. The frontage is well-kept, with neatly maintained gardens enhancing the property's kerb appeal. A large, attached garage provides additional storage or parking options, with potential for alternative uses such as a home gym or workshop, subject to requirements.

Upon entering, the home immediately impresses with its generous proportions and thoughtful layout. The ground floor boasts an impressive five reception rooms, ensuring there is plenty of space to accommodate both family life and entertaining. Whether used for formal dining, relaxed lounging, a dedicated home office, or a playroom, these versatile spaces provide endless possibilities. The main living area is positioned to the rear of the property and enjoys a seamless connection to the garden, offering a comfortable setting for day-to-day living.

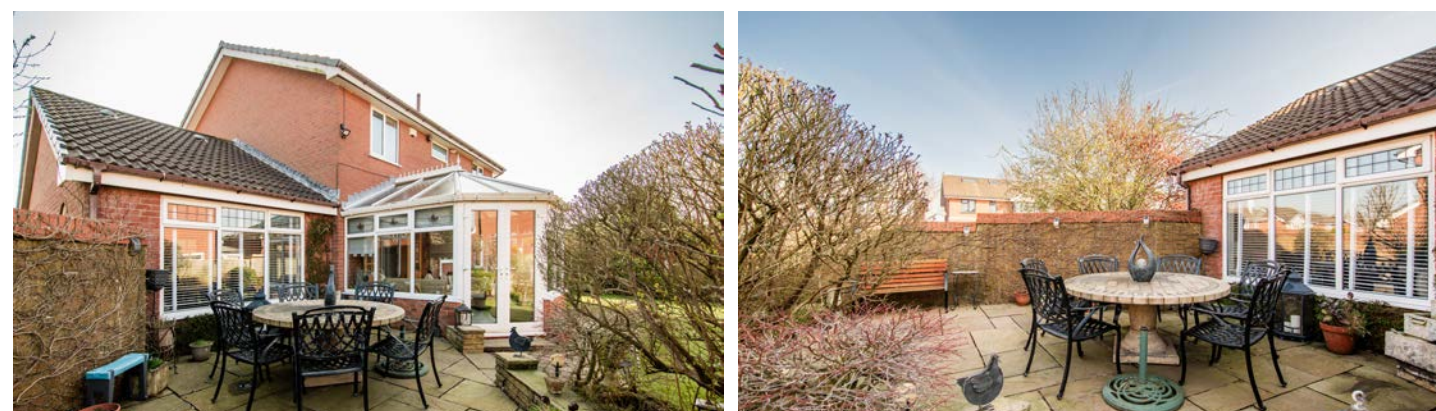
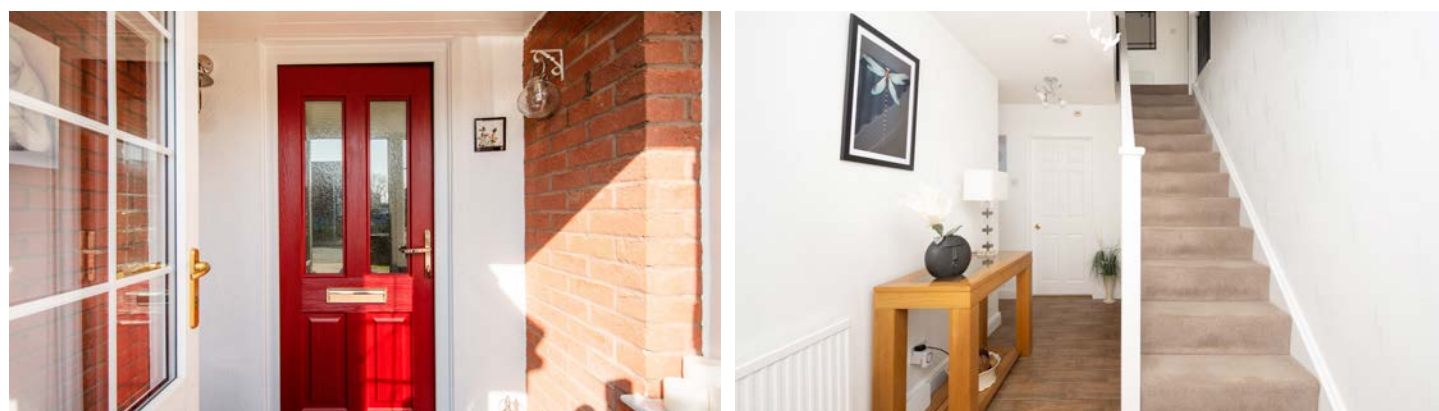
At the heart of the home lies a well-equipped contemporary shaker kitchen, fitted with an extensive range of wall, base, and tower units. A comprehensive selection of integrated appliances ensures practicality, while generous premium worktop space makes meal preparation effortless. Adjacent to the kitchen, a handy utility room provides additional storage and laundry facilities, helping to keep the main living areas organised. Completing the ground floor is a convenient downstairs WC, ideal for guests and everyday use.

The first floor offers four well-proportioned double bedrooms, all finished in a neutral style, ready to be personalised to suit individual tastes. The principal bedroom benefits from its own en-suite bathroom, as well as fitted wardrobes, providing a well-appointed retreat. The remaining bedrooms share access to a family bathroom, which is designed to comfortably accommodate the needs of a growing household.

Externally, the rear garden is both private and well-established, with mature planting creating a pleasant and secluded setting. A centrally turfed lawn offers space for children to play or for keen gardeners to enjoy, while an ample patio terrace provides the perfect spot for outdoor seating and entertaining. With no direct overlooking, this peaceful garden space is a true asset to the home.

Burscough is a vibrant and well-connected area, with a range of local shops, supermarkets, and restaurants just a short distance away. The property is well placed for highly regarded schools, making it an excellent choice for families. Transport links are also a key advantage, with Burscough Bridge and Burscough Junction railway stations providing direct routes to Southport, Preston, and beyond. For those who commute by car, major road networks are easily accessible, ensuring convenient connections to surrounding towns and cities.

Extending to a generous 2,139 square feet and benefitting from gas central heating and double glazing throughout, this substantial family home offers a fantastic opportunity to secure a well-positioned and adaptable living space. Internal inspection is highly recommended to appreciate all that is on offer.





KEY FEATURES

Spacious Detached Home

Four Bedrooms

Circa 2139 Square Feet

Five Reception Rooms

Premium Fitted Kitchen

Private & Well-Established
Rear Garden

Driveway Parking

Large Attached Garage

