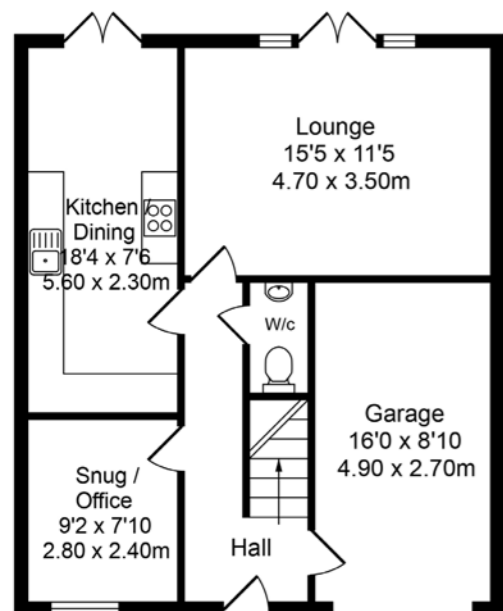




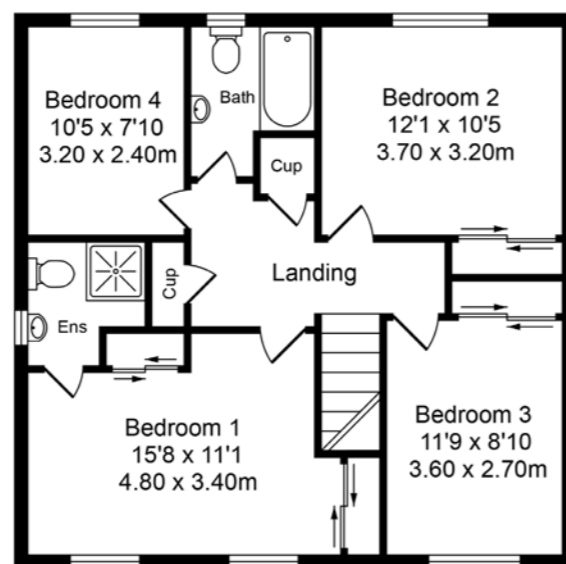
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1365 Sq.ft. (126.8 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 650 Sq.Ft (60.4 Sq.M.)



First Floor
 Approx. Floor Area 715 Sq.Ft (66.4 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Years Remaining on Lease: 993 years
 Ground Rent: £250 p.a.
 Service Charge: £250 p.a.
 Council Tax Band: E
 Details Prepared: 23/11/2023

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 & Phillips are delighted to offer for sale this well presented four-bedroom detached family home located on a much sought after development in highly desirable Burscough, West Lancashire. This lovely modern property boasts a high standard of presentation and offers a generous floor plan covering 1365 square feet of living space.

Upon entering, guests are greeted by a welcoming entrance hallway that leads you to the various areas of the home. The lounge, which is to the rear, is a spacious and versatile room, perfect for relaxing with family and friends and featuring French doors out into the rear gardens. Additionally, there is a snug/home office, providing the ideal space for those who work from home or desire a quiet space to unwind.

The heart of the home is the beautifully designed dining kitchen. This room is filled with natural light and showcases a range of fitted units, ample workspace and integrated appliances, making it a chef's dream. The French doors in the dining area open up to the garden, seamlessly connecting indoor and outdoor living spaces and allowing for effortless entertaining. The property also features a convenient downstairs wc for added ease and practicality.

Moving upstairs, you will discover four well-proportioned bedrooms. Three of the bedrooms are equipped with fitted wardrobes, offering ample storage solutions. The master bedroom benefits from its own three-piece en-suite shower room, providing a private retreat for relaxation and pampering. Completing the accommodation is a modern three-piece bathroom, ideal for the family's daily needs.

Outside the property, you will find ample parking and an integral garage, ensuring secure and convenient storage for vehicles. The enclosed south-facing garden is a true highlight, providing a private and tranquil space to enjoy outdoor activities, gardening, or simply soaking up the sun.

Burscough benefits from a range of local amenities, including shops, schools, and recreational facilities, ensuring a convenient lifestyle for the whole family. Commuters will appreciate the excellent transport links, with easy access to major road networks and nearby train stations.

Overall, this well-presented four-bedroom detached family home on a desirable development offers modern living at its finest. With a spacious floor plan, stylish interior, and a good-sized garden, this property is perfect for those looking to settle down and create lifelong memories.

