FOR SALE

134, Delph Drive, Burscough, L40 5BE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



134, Delph Drive, Burscough, L40 5BE

One of the Best Positions on the Development – Spacious, Stylish & Exceptionally Private



- One of the best positions on the development
- Pleasant front & rear aspects
- 2 excellent double beds & family bathroom
- Walk to Burscough centre, canal & train station
- Quiet cul-de-sac setting
- Versatile 3rd bed/home office with en-suite
- Driveway & garage
- 1,176 sq. ft stylish three-storey accommodation

Occupying one of the very best positions on the entire development, this immaculate three-storey townhouse is tucked away at the end of a lovely and quiet cul-de-sac. Not overlooked and enjoying pleasant aspects to both the front and rear, the property offers an enviable combination of privacy, peace and convenience, with the Leeds-Liverpool Canal and beautiful walks close by. Providing a generous 1,176 sq. ft of beautifully presented accommodation, this impressive home offers considerably more space than its appearance might suggest, with the layout providing the versatility and floorspace often associated with a four-bedroom property. Its light, contemporary presentation makes it an ideal home for first-time buyers, professionals or families alike. The location is equally appealing, with Burscough village centre within easy walking distance, along with excellent local schools, the railway station, everyday amenities and superb countryside walks. Major motorway networks are also easily accessible.

Step inside and the sense of space is immediately apparent. The ground floor features a welcoming entrance hallway, useful store cupboard, integral garage and an exceptionally versatile third bedroom/home office, complete with its own modern en-suite shower room. Whether used as a bedroom for guests, a dedicated home-working space or a quiet retreat, this floor provides valuable flexibility for modern living. The first floor forms the social heart of the home. A central landing opens into a large open-plan lounge and dining room, flooded with natural light and featuring a Juliet balcony — the perfect setting for relaxing in the evening, entertaining friends or enjoying family meals. A separate contemporary fitted kitchen provides a practical and stylish workspace, complete with a range of wall, base and drawer units, integrated oven, hob and dishwasher. The second floor is dedicated to the principal sleeping accommodation, with two particularly well-proportioned double bedrooms, together with a modern family bathroom. The clever three-storey layout provides an excellent degree of separation between living and sleeping areas, making it equally suited to modern family life or professional buyers requiring additional space.

Outside, the private driveway leads to the integral garage, while the rear garden is a particularly good size and wonderfully private, with an attractive paved patio perfect for summer entertaining and relaxing outdoors.



























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TOTAL FLOOR AREA : 1176 sq.ft. (109.2 sq.m.) approx.

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