



49 Lyndale Road, Burscough

£458,995

Set back from Chancel Way on Lyndale Road, this exceptional four-bedroom detached family home was formerly the development's show home and is offered to the market in truly turnkey condition. Finished to an impeccable standard throughout, the property is being sold fully furnished, including all fixtures, fittings, furniture, soft furnishings and even kitchenware, allowing the next owner to simply move straight in and enjoy. The beautifully presented accommodation comprises a welcoming entrance hall, an elegant lounge featuring a bay window, and a stunning open-plan kitchen, dining and family room fitted with contemporary units and quality integrated appliances, creating the perfect hub for modern family living. A practical utility room and stylish ground floor WC complete the accommodation. To the first floor are four generous double bedrooms, all beautifully furnished and thoughtfully designed, including a luxurious principal bedroom with a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms and is finished to the same exceptional standard. Externally, the property enjoys attractive front and rear gardens with a private driveway, and garage complementing the high-quality finish found throughout the home. With no expense spared in its design and presentation, this outstanding former show home offers a rare opportunity to purchase a fully furnished, move-in-ready property in a fabulous location. Offered to the market with no onward chain, early viewing is essential to fully appreciate everything this remarkable home has to offer.

Total Approx. Floor Area 1785 Sq.ft. (165.9 Sq.M.)

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



Key Features;

- Detached Family Home
- Four Double Bedrooms
- Bathroom, En-Suite & WC
- ALL FURNITURE INCLUDED
- Enclosed Rear Garden With Brick BBQ
- Private Driveway
- Turn Key Ready
- No Onwards Chain

Entrance Hall

Front door into hallway with doors leading to lounge, kitchen, WC and under stairs storage. Stairs to 1st floor.

Lounge

18' 7" x 10' 8" (5.67m x 3.26m)

Bay window to front.

Kitchen Dining

28' 4" x 10' 7" (8.63m x 3.23m)

An excellent range of eye and low level units incorporating a stainless steel sink, built in gas hob with extractor hood built over and a built in double electrical oven. Integrated fridge freezer and dishwasher. Window to rear, French doors into garden and door into utility. Open plan into dining and sitting area and built in breakfast bar.

Utility Room

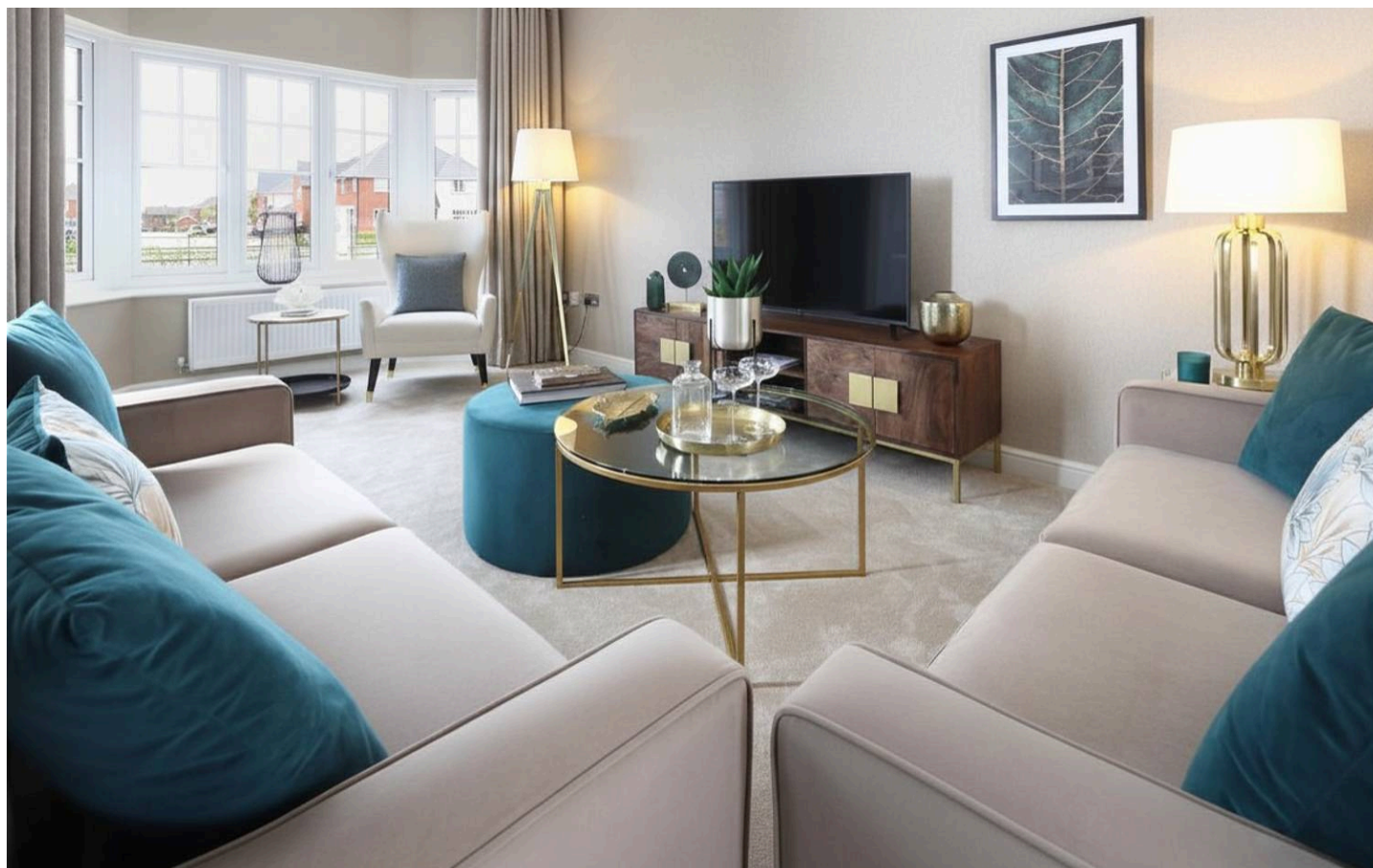
Stainless steel sink in worktop and built in cupboard with washing machine and dryer included. Boiler in cupboard and door to rear.

WC

Two piece suite comprising low level WC and pedestal wash hand basin, partly tiled walls and tiled flooring.

Landing

Doors leading to four bedrooms, bathroom and storage cupboard. Loft access



Bedroom One

16' 9" x 10' 7" (5.11m x 3.22m)

Master bedroom with built in wardrobes, door to En-suite and a feature Bay window.

Bedroom Two

10' 7" x 12' 4" (3.23m x 3.76m)

Window to front and built in wardrobes.

Bedroom Three

10' 4" x 12' 1" (3.16m x 3.69m)

Window to rear and built in wardrobe.

Bedroom Four

10' 10" x 10' 2" (3.29m x 3.10m)

Window to rear.

Bathroom

8' 5" x 6' 10" (2.56m x 2.08m)

Four piece suite comprising panel bath, double shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail, fully tiled and window to rear

En-Suite

6' 9" x 3' 10" (2.06m x 1.16m)

Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin low level WC. Heated towel rail and window to front. Fully tiled.

Garage

Single garage to the front with up and over door and electrics.

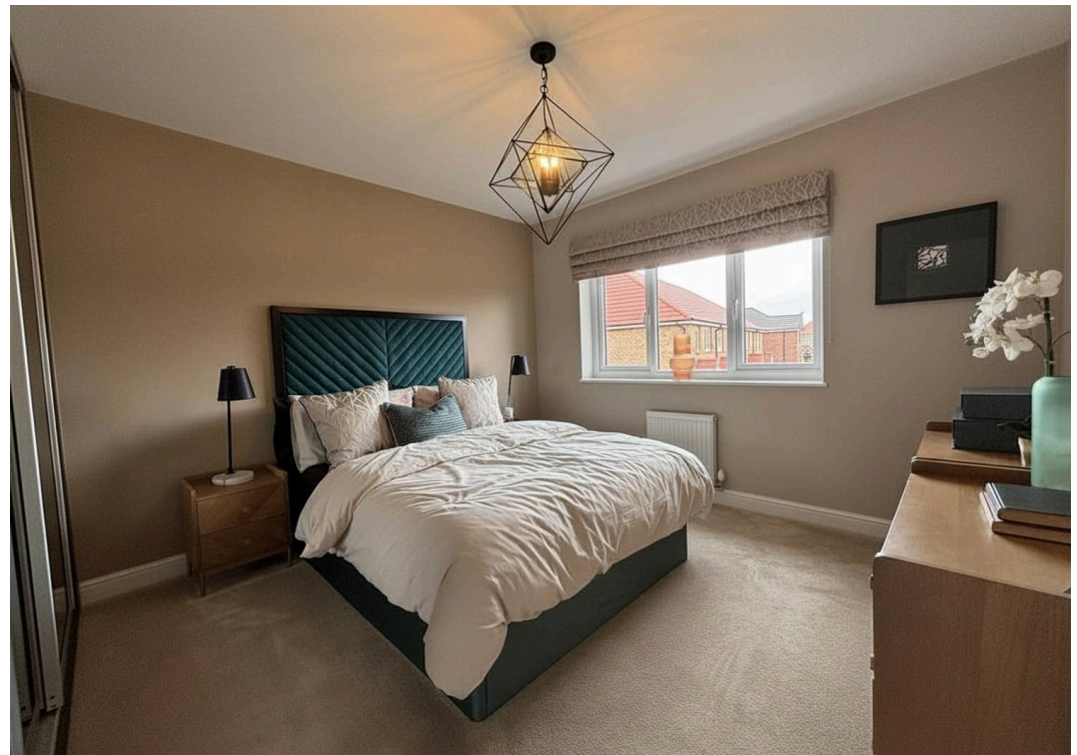
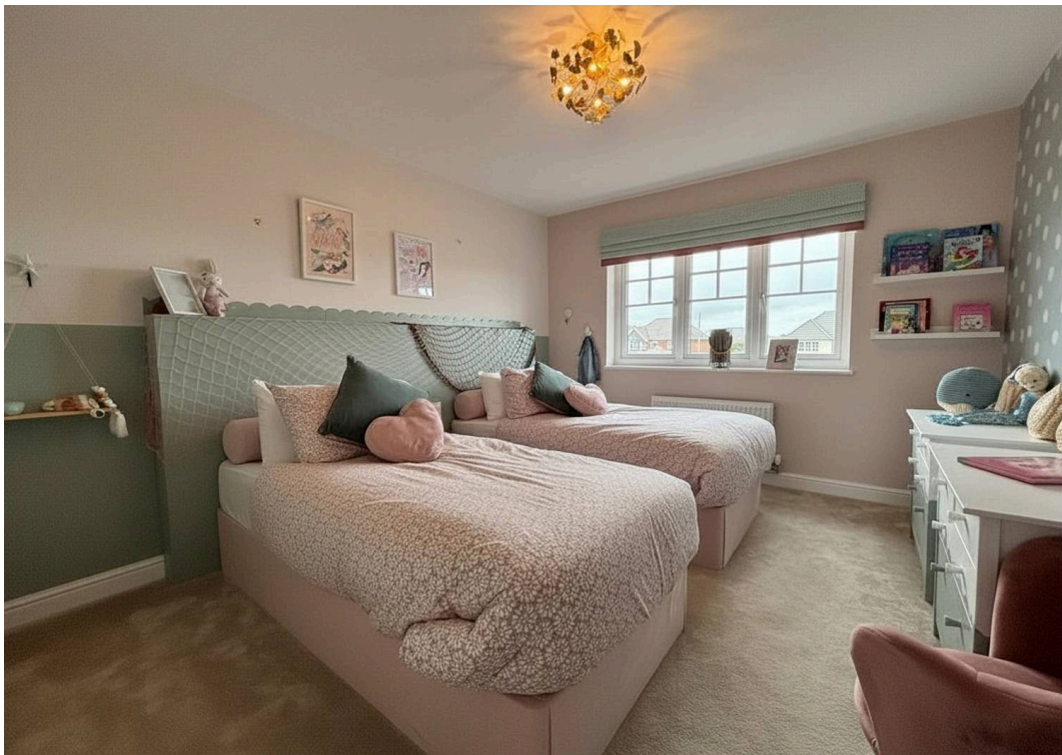
Garden

Enclosed rear garden with planted border to the rear and brick built BBQ on raised decked area, pathway either side of house and gate leading to front driveway.

Driveway

Private driveway with space for 2 cars.











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