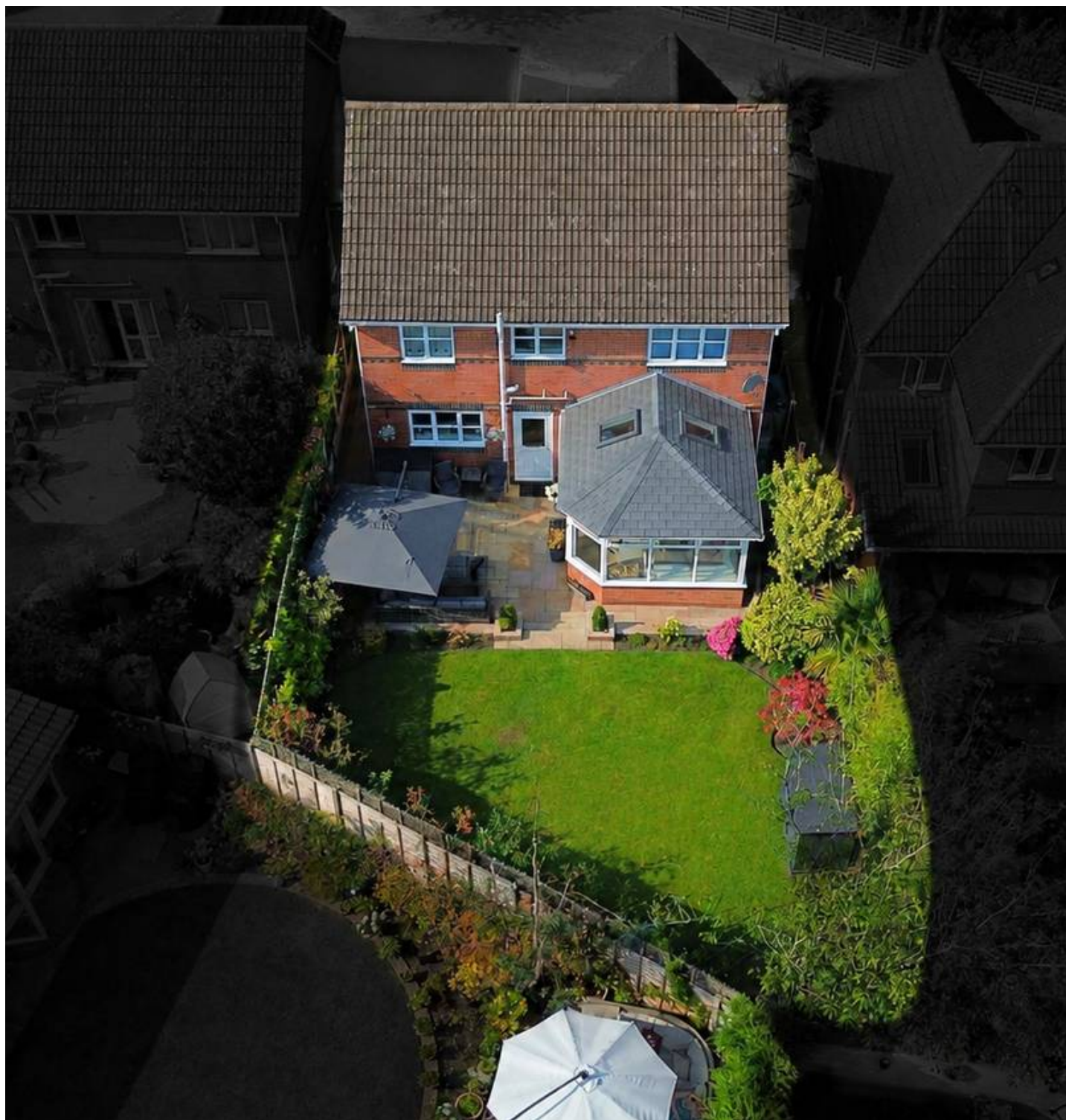


6 Foxglove Avenue, Burscough

Ormskirk

£495,000

Occupying a desirable position within a quiet cul-de-sac on the sought-after Heathfields development, this beautifully presented four-bedroom detached family home enjoys picturesque canal views and has been finished with exceptional attention to detail throughout. Offering stylish, turnkey accommodation, this is a home ready to move straight into. The welcoming entrance hall leads to a spacious lounge and a separate sitting room, which flows effortlessly into a bright and inviting family room, creating versatile living space ideal for modern family life. At the heart of the home is a stunning modern kitchen and dining area, complete with a range of integrated appliances and premium finishes, while elegant quartz window sills throughout further enhance the property's quality and attention to detail. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a contemporary family bathroom. Externally, the property continues to impress with a beautifully maintained enclosed rear garden, featuring a lawn and patio area, perfect for relaxing or entertaining. To the front, a private driveway provides ample off-road parking. Combining high-quality finishes, spacious family accommodation and a sought-after location with attractive canal views, this outstanding home offers everything a growing family could wish for. Early viewing is highly recommended.



- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Canal Views To The Front
- Cul De Sac Location
- Enclosed Rear Garden - Beautifully Kept
- Modern Throughout With Eye To Detail
- Private Driveway

### Entrance

Front door into hallway with doors leading to lounge, sitting room, kitchen and WC. Stairs to 1st floor. Amtico LVT flooring.

### Lounge

16' 4" x 10' 9" (4.99m x 3.27m)

Bay window to front with quartz window sil, built in media wall and built in electric fireplace. LVT flooring.

### Sitting Room

11' 2" x 9' 3" (3.40m x 2.81m)

LVT flooring and open plan into family room.

### Family Room

12' 0" x 11' 6" (3.65m x 3.51m)

LVT Flooring, windows around with skylight and French doors into rear garden.

### Kitchen Dining

29' 8" x 13' 7" (9.04m x 4.15m)

An excellent range of eye and low level units incorporating a sink and drainer unit with gold feature taps. Built in double oven and built in induction hob with extractor over. Integrated fridge, freezer, washing machine and dishwasher. Quartz window sills and LVT flooring. Open plan into dining area. Windows to front, rear and door into rear garden.

### WC

Two piece suite comprising vanity wash hand basin and low level WC. LVT flooring, heated towel rail and window to front.



### **Landing**

Doors leading to all four bedrooms, bathroom and storage cupboard. Loft access with ladder and fully boarded.

### **Bedroom One**

12' 1" x 10' 9" (3.68m x 3.28m)

Built in wardrobes, dresser and bedsides. Window to front with canal views and door into En-suite.

### **En-Suite**

7' 0" x 6' 7" (2.13m x 2.01m)

Three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Gold features throughout and quartz window sill with window to front.

### **Bedroom Two**

9' 0" x 11' 1" (2.75m x 3.39m)

Window to front with canal views. Built in wardrobes.

### **Bedroom Three**

11' 3" x 9' 11" (3.44m x 3.03m)

Window to rear and built in wardrobes.

### **Bedroom Four**

8' 8" x 9' 0" (2.64m x 2.75m)

Window to rear.

### **Bathroom**

6' 10" x 6' 2" (2.09m x 1.88m)

Three piece suit comprising and P shape bath with shower over and screen, vanity wash hand basin and low level WC. Window to rear.

### **Rear Garden**

Enclosed rear garden with lawn, planted borders and lower patio area with space to both gable ends leading to front.

### **Driveway**

Private driveway to the front. EV charger.





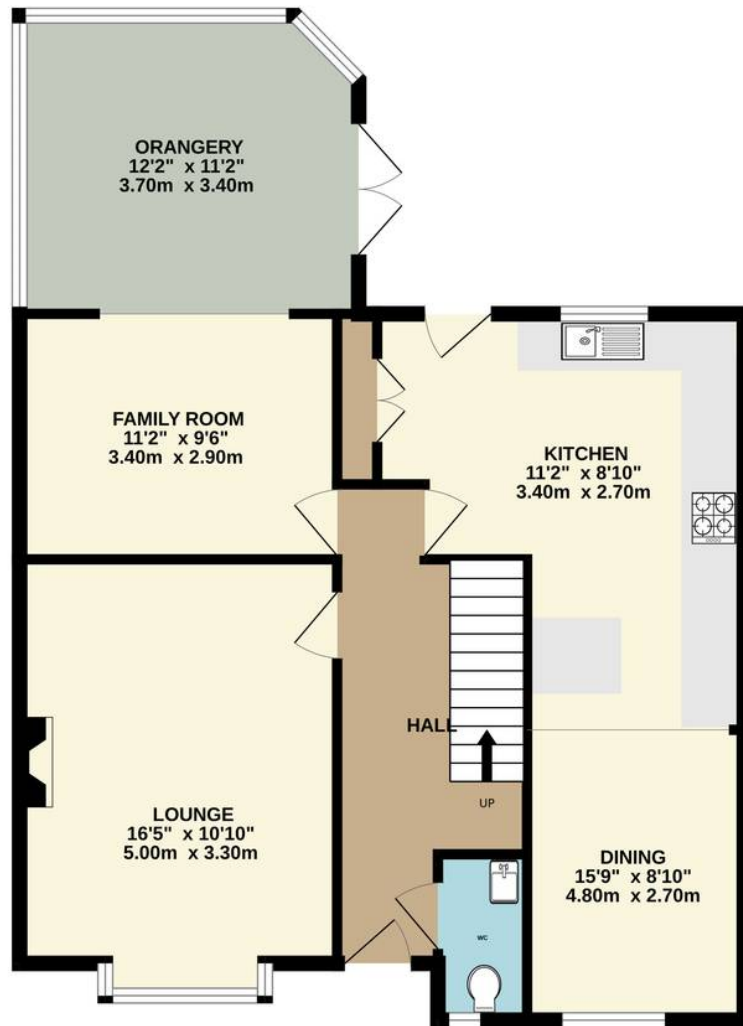




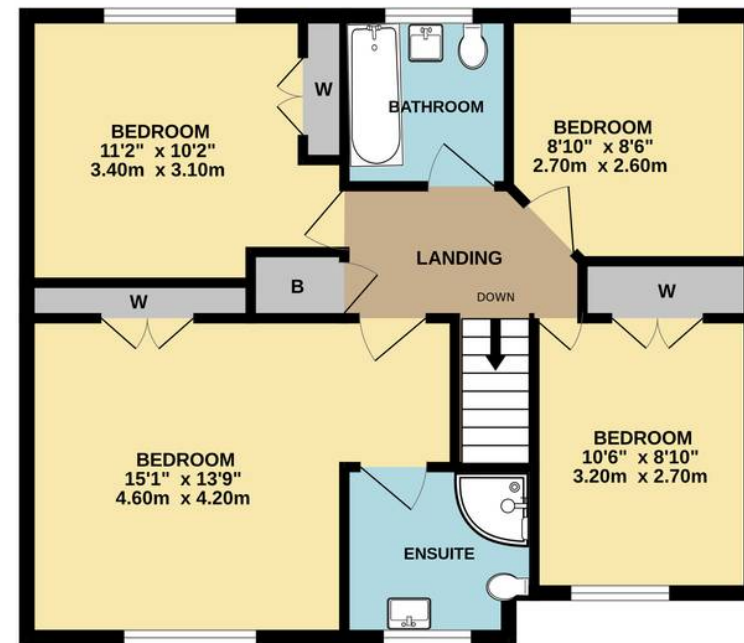




GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



# Victoria Estates & Property Management

49 Liverpool Road North, Burscough – L40 0SA

01704 897647 • [tori@vepm.co.uk](mailto:tori@vepm.co.uk) • <http://vepm.co.uk>

