



nswproperties

FOLLY VIEW GROVE, BURSCOUGH

ASKING PRICE: £320,000

Folly View Grove, Burscough

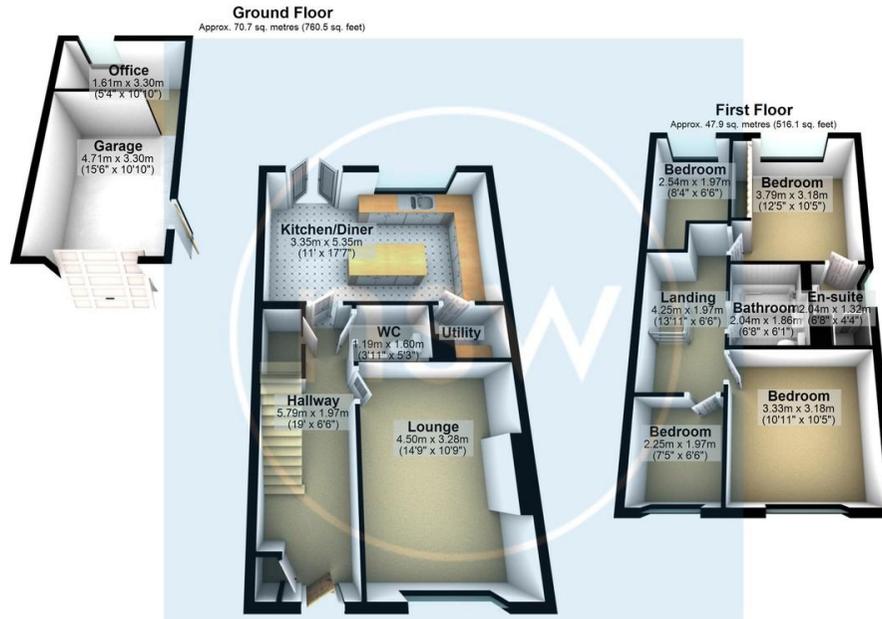
NSW Properties are excited to bring to the market for sale this newly built, four bedroom, detached property situated within a quiet cul-de-sac in the popular Highgrove Development. The property is ideally situated for access to Burscough village centre including its ever popular 'Burscough Wharf' which has a range of restaurants, bars and shops. Not to mention several delightful country pubs along the local canal whilst also being within a short drive away from Ormskirk Town Centre and Ringtail Retail Park.

Upon entering the property the viewer will immediately notice the extra detail the owners have gone to with the high specification and modern, neutral decor throughout this lovely home. A welcoming entrance hall gives access into the lovely lounge with an attractive feature fireplace and large window to the frontal aspects allowing plenty of natural light to fill the room. Continuing off the hallway is a convenient under stair storage cupboard and a downstairs w.c. The modern fitted kitchen really is a chefs dream and is the heart of the home resting at the rear of the property. Complete with a range of fitted wall and base units in white gloss and a stunning breakfast island in the centre it provides a sociable, family dining area. Additional benefits comprise integrated appliances including electric double oven, gas hob and dishwasher as well as a convenient utility room fitted with further wall and base units as well as integrated washing machine / dryer can be found just off the kitchen. UPvc double doors open out from the kitchen onto the rear garden.

Ascending the stairs to the first floor landing, the modern decor continues and access to all four bedrooms can be gained including the master bedroom which boasts fitted, triple, wardrobes as well and an ensuite shower room just off. The second bedroom is a generously sized double whilst the third and fourth bedrooms provide cosy singles. The main family bathroom completes the floorplan and is finished with grey floor and wall tiling, low level w.c, hand wash basin and bath with overhead shower. Externally there is a detached garage which has been portioned to utilise the rear as a home office space. A long driveway to the side gives access to the garage whilst also providing ample off road parking space. There are well maintained gardens to both the front and rear with the rear providing a private and enclosed lawned space with an attractive patio area providing an ideal space to sit out and enjoy the summer sun.

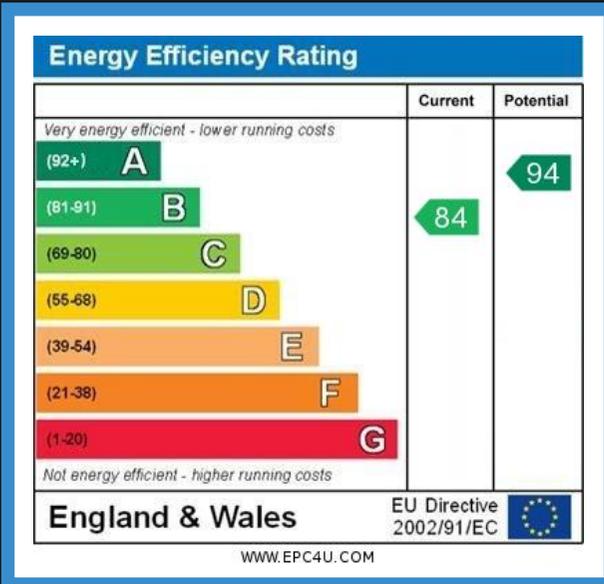
Further benefits include, gas central heating and double glazing throughout as well as 24/7, Color, HD CCTV system to the front, side and back and a wired house alarm system installed.





Total area: approx. 118.6 sq. metres (1276.6 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp.



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