

FOR SALE

35, Delph Drive, Burscough, L40 5BD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



35, Delph Drive, Burscough, L40 5BD

Excellent three bed town house style property located in the heart of Burscough village.



- Spacious town house style home
- Modern fitted kitchen / dining room
- Three modern fitted bathrooms
- Close to schools and amenities
- Superb sized reception rooms
- Three great sized bedrooms
- Gardens front and rear / drive / garage
- 1266 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious three bed, three story mid-town house style property. Delph Drive is situated on a modern development in the popular area of Burscough close to a range of amenities, public transport links including a train station, schools for all ages, countryside walks and is just a short drive to several major motorway networks.

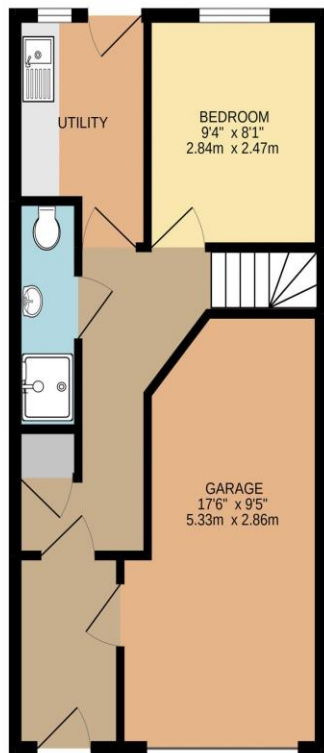
Internally this spacious and diverse family home boasts just over 1200 square feet of contemporary accommodation set over three floors. The accommodation briefly comprises of entrance hallway, access to integral garage, fully equipped shower room, spacious utility room and the first of three bedrooms all on the ground floor. Up on the first floor there is a large lounge / sitting room to the front of the property with a modern fitted kitchen / dining room to the rear offering a range of wall, base and drawer units along with integral cooker and hob along with space for dining table and chairs. Up on the second floor the centrally located landing area opens to give access to a large double master bedroom located to the front with en-suite bathroom comprising of wc, sink unit and bath with shower over, a second double bedroom to the rear of the property which has another en-suite with large corner shower unit.

Externally the property has a driveway to the front leading to an integral garage with up and over door. To the rear there is a superb, landscaped garden with patio and lawn area along with a range of mature plants and shrubs. Internal inspection of this superb family home is highly recommended to fully appreciate the deceptive size, great finish and superb location.

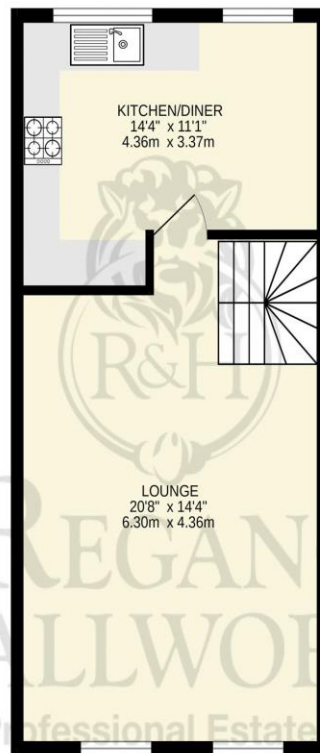




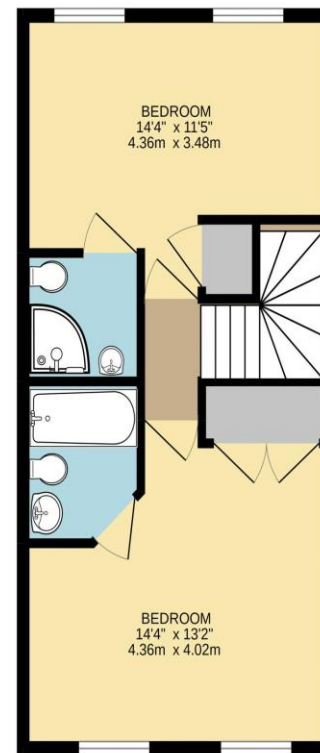
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

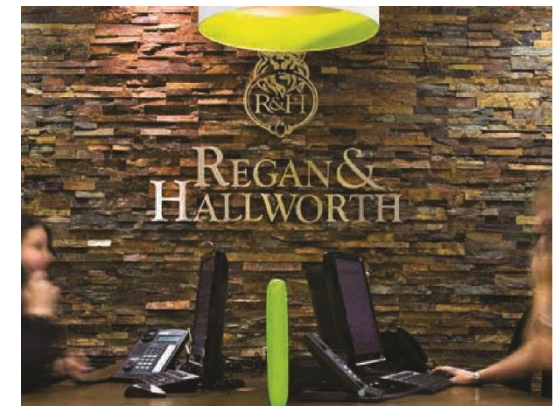


2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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.
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