



BRIGHOUSE
WOLFF

70 Chancel Way, Burscough, Lancs. L40 7AS
£615,000



A recently built & very well proportioned four bedroom detached family home, which is set upon much sought after Chancel Way, Burscough and presented to an immaculate and high specification throughout.

This superb, modern family home extends to well in excess of 2,000sq. ft. internally and is therefore far larger than most of the properties on the development. The home enjoys a very desirable location, whilst being ideally situated close to numerous local amenities including schools and shops. Both of the village's railway stations which provide direct access into Liverpool & Manchester City Centre's are located within a brisk walk, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The village centre with a variety of supermarkets, shops, restaurants and bars is also situated within a short distance, as are Edge Hill University and Ormskirk Hospital which are both located locally.

The accommodation which provides a very spacious, light and modern layout, briefly comprises; Entrance hallway, lounge, sitting room/office, open plan living/kitchen/dining rooms, utility room, and WC/cloaks to the ground floor. To the first floor are four generous bedrooms and modern 4 piece family bathroom. The master suite is served by en-suite shower room and dressing room and bedroom 2 by an additional en-suite shower room. To the exterior are private gardens with high specification garden room, off road driveway parking and large attached garage.

Further benefits include but are not limited to gas central heating & double glazing throughout.

Contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

LOCATION

The property is located directly adjacent to the Redrow Sales office/show homes however, is of far higher specifications than similarly priced new builds.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Principal access door into the property and internal doors to all ground floor accommodation. Stairs lead to the first floor.

OPEN PLAN MODERN LIVING SPACE

32'10" x 16'7" max (10.03 x 5.08 max)

A magnificent modern open plan living space to the rear elevation incorporates kitchen with high specification appliances, Quartz worktops and splashbacks, integrated hot water tap, incinerator waste disposal, breakfast bar island with integrated wine cooler, and premium integrated appliances including dual fridges and freezers. Dining and sitting areas with panoramic doors opening into the rear gardens and windows providing further natural light, recessed spotlighting throughout.

FRONT LOUNGE

16'0" x 11'10" (4.90 x 3.62)

Large lounge area with doors leading through to the hallway, feature inset fire place, tv point & ceiling lighting throughout.

STUDY/PLAYROOM

13'1" x 9'8" (3.99 x 2.97)

A further spacious stand alone room providing an enclosed space to the front elevation.

WC/CLOAKS

A modern white two piece suite with low level wc & hand basin.

UTILITY ROOM

With plumbing for washing machine & tumble dryer, base units with contrasting work surfaces, ceiling lighting and sink & drainer

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the first floor landing area which in turn provides access to all first floor accommodation.

Loft access to a large attic storage room with boarding and extensive shelving.

BEDROOM 1

11'7" x 11'1" (3.54 x 3.40)

Double glazed windows to the rear elevation, radiator panel and ceiling lighting.

DRESSING ROOM

Accessed from the main bedroom area and providing a dressing area with a range of bedroom/storage furniture.

EN-SUITE

A modern and high specification four piece suite comprising panelled bath, shower cubicle with glass shower enclosure and overhead deluge shower. Low level wc, wash basin, heated towel rail, recessed spotlighting.

BEDROOM 2

13'11" max x 11'11" (4.25 max x 3.65)

Double glazed window to the front elevation, radiator panel and ceiling lighting.

EN-SUITE

A modern three piece suite comprising; shower cubicle with overhead shower. Low level wc, wash basin, heated towel rail, & ceiling lighting.

BEDROOM 3

13'1" x 9'8" (3.99 x 2.97)

Double glazed window to the rear elevation, radiator panel and ceiling lighting.

BEDROOM 4

11'7" x 7'5" (3.54 x 2.28)

Double glazed window to the rear elevation, radiator panel and ceiling lighting.

FAMILY BATHROOM

A high specification four piece family suite comprising panelled bath, shower cubicle with glass shower enclosure and overhead deluge shower. Low level wc, wash basin, heated towel rail, recessed spotlighting.

EXTERIOR

Front - The property is situated at the head of a small enclosed cul-de-sac with parking for at least two cars. The drive leads to an attached double garage with up and over double door.

Rear - The rear gardens provide excellent outdoor living space, are mainly laid to lawn with a large flagged patio area, covered pagoda and raised ornamental flower beds. With path to one side and enclosed timber shed to the other.

GARDEN ROOM

16'11" x 10'3" (5.16 x 3.14)

Situated within the gardens and currently set as a pub/bar/office. Power, lighting, double glazed windows and double doors lead into the gardens.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council. 2026/27

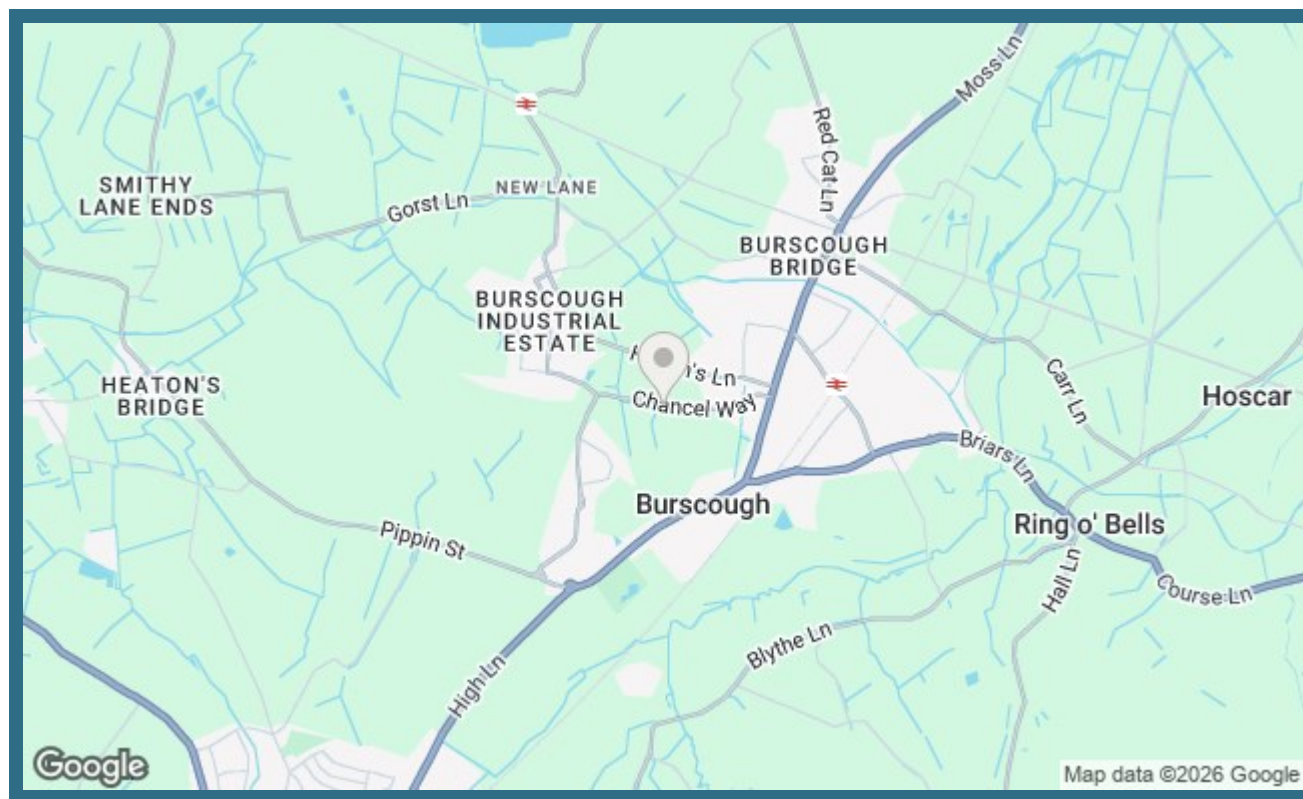
Band: F

Charge: £3574.67

CONSTRUCTION

Standard

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1476 sq ft. (137.2 sq m.) approx.



1ST FLOOR
901 sq ft. (83.3 sq m.) approx.



TOTAL FLOOR AREA - 2438 sq ft. (226.5 sq m.) approx.

While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



