

Earls Gardens

Burscough



McCARTHY STONE

Life, well lived

CONTENTS

Burscough

Earls Gardens

Development features

Property details

Welcome

Burscough

Earls Gardens

Development features

Property details



Stylish living in an attractive canal-side town.

Surrounded by countryside and ideally located for the Fylde Coast, this charming Lancashire town has much to offer. Proud heritage. Beautiful scenery. Plenty to see and do. Burscough would be a delightful place to call home.

Find your happy place in Burscough.

Tucked away in a residential location and less than a mile from the heart of Burscough is Earls Gardens. Designed with the over 55s in mind, the development is built to high standards and is an ideal place to live life well.



Burscough
Earls Gardens
Development features
Property details



Live life your way.

Earls Gardens is conveniently located in a welcoming residential community, just a short drive from the small but thriving town centre of Burscough.

A popular mix of high street shops and independent outlets can be found throughout the town with Ringtail Retail Park offering further shopping as well as being home to two of the town's three supermarkets.

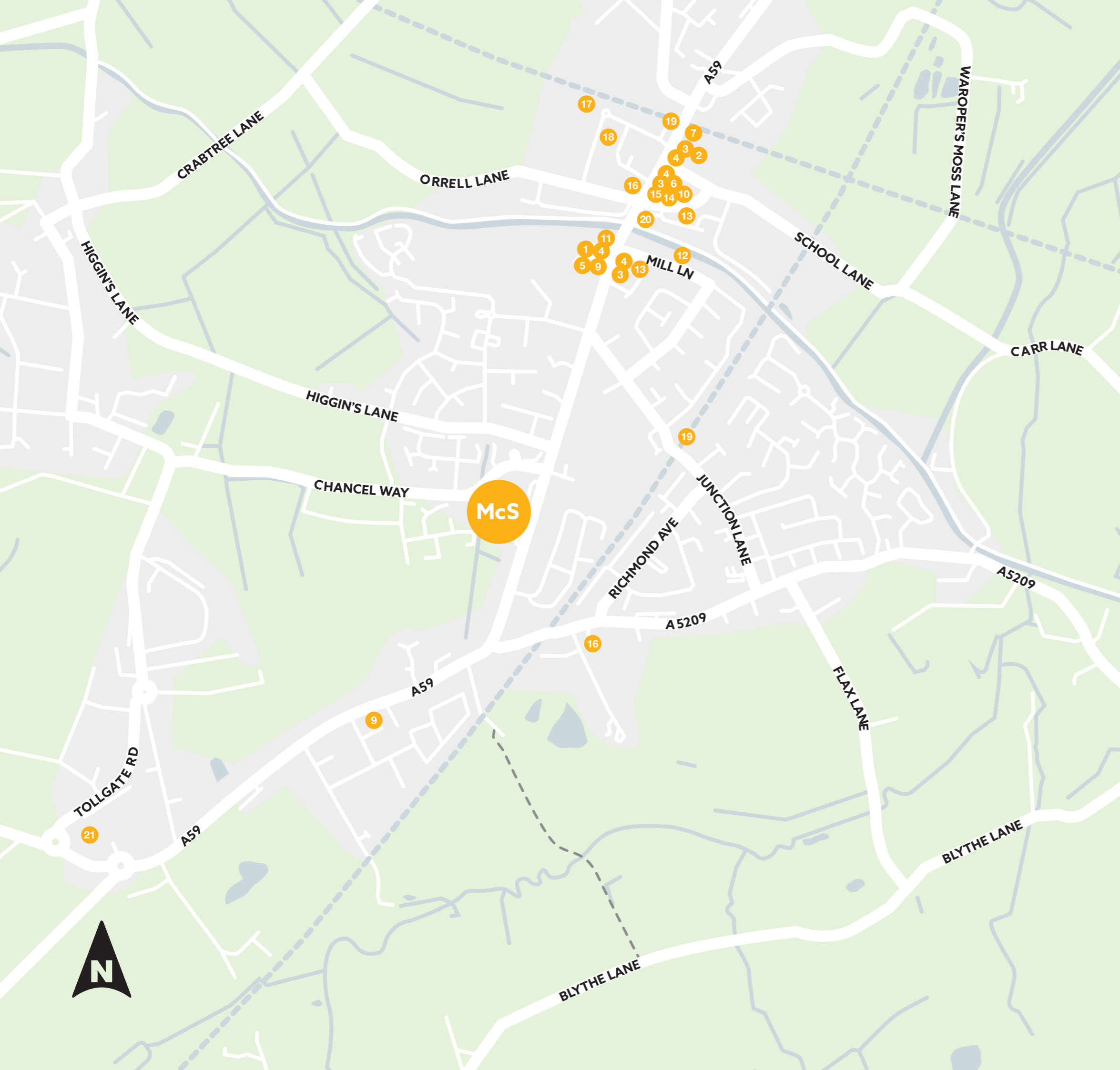
Burscough offers an impressive range of places to eat and drink, with the redeveloped Burscough Wharf providing several eateries and other leisure facilities in attractive canal-side buildings.

As you explore, you will discover many

great scenic spots and delightful walks. From delightful flat towpath walks, nature reserves and lakeside pathways, to woodland and hillside rambles.

Constructed in the late 18th century, the Leeds to Liverpool canal provides an historical centre piece as it curves its way through the town, providing lovely flat towpath walks lined with barges and canal boats.

Burscough has excellent transport links and is close to the A59 which provides easy access to both Liverpool and Preston. The town also boasts two railway stations with direct links to Manchester, Liverpool and Preston as well as coastal areas.



BURSCOUGH

McS 1 Earls Gardens, Burscough,
West Lancashire, L40 7BT
(Sat Nav L40 7AS)

MAP KEY

- 1 Antiques Centre
- 2 Bakery
- 3 Barbers
- 4 Beauty Salon / Hairdressers
- 5 Butchers
- 6 Card shop
- 7 Church
- 8 Coffee Shop
- 9 Convenience store
- 10 Dentist
- 11 Florist
- 12 Library
- 13 Medical centre
- 14 Opticians
- 15 Pharmacy
- 16 Post office
- 17 Sports Centre
- 18 Supermarket
- 19 Train station
- 20 Burscough Wharf including:
Arts Centre
Bars & Restaurants
Café
Music School
Salon
Sewing Shop
Yoga
- 21 Ringtail Retail Park including:
Bakery
Coffee Shop
Supermarkets

Burscough

Earls Gardens

Development features

Property details

Stylish design, inside and out.

Exclusively from McCarthy Stone, Earls Gardens is a luxury collection of two-bedroom semi-detached bungalows.

As you leave Chancel Way and enter Earls Gardens you'll immediately appreciate the thoughtful design and the attractive style of the luxury bungalows and neighbouring development, Earls Grange.

The landscaping of this retirement village has been planned and is maintained for your enjoyment throughout the seasons. Each plant and shrub has been carefully selected for its vibrant colours and subtle hues.

The bungalows cleverly blend traditional with modern design with each property boasting clever landscaping and parking for two vehicles with an EV charging point and solar panels.

The red brickwork and grey pitched roofs of the properties bring a community feel to these standalone properties.

Open the door to any one of the properties, and you'll notice the spacious, light and contemporary feel. All McCarthy Stone properties are designed to be a pleasure to live in, with intelligent high specification, high-quality fixtures and fittings and modern flourishes.

Each bungalow has a private rear garden to make your own, with paved areas and a garden shed.

Homeowners will also be able to access the social hub of the communal lounge within Earls Grange where these thoughtful touches continue. These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.





Burscough
Earls Gardens
Development features
Property details



Features

Parking

Each bungalow has two parking spaces to the front of the property with an electric vehicle charging point as standard.

Solar Panels

The rear of each bungalow has been designed with solar panels as standard helping to reduce carbon emissions, decreasing the dependence on the National Grid and offering savings on energy bills.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Access to Earls Grange facilities

All homeowners have access to the communal lounge and guest suite within Earls Grange as well as having the support of the House Manager.





Burscough
Earls Gardens
Development features
Property details

Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Earls Gardens is no exception.

Comprising 19 two bedroom bungalows, each one is exquisitely finished and comes fitted with carpets and flooring.

How to buy.

When you reserve your bungalow at Earls Gardens, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.



Burscough
Earls Gardens
Development features
Property details



Your new home in detail



General

- Double glazing to all windows
- Television point in living room and master bedroom
- NHBC 10-year warranty
- Sky / Sky+ connection point in living room*



Kitchen

- Open plan fitted kitchen with integrated fridge / freezer and oven
- Stainless steel cooker hood
- Ceramic hob
- Composite sink
- Lever mixer taps



Shower room

- Level access shower
- White sanitary ware with high quality fittings
- Illuminated mirror
- Heated towel rail
- Additional en-suite to selected properties
- Shaver socket



Heating and finishes

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings



Safety and security

- Smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky subject to Sky subscription.



**“Without a doubt,
it is the best move
I ever made.”**

Rita,
McCarthy Stone homeowner.

Rita appreciates having the freedom to enjoy life without having to lift a finger, so she can enjoy the things that matter to her, from days out with friends to relaxing in the gardens with a good book.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Earls Gardens, Burscough.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
earls-gardens](https://mccarthystone.co.uk/earls-gardens)**

A large print version of this brochure is available on request.

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September 2024

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/earls-gardens

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