



31 Ellerbrook Drive, Burscough
£220,000

Ellerbrook Drive, Burscough

Semi Detached Bungalow located on the popular Ellerbrook Drive. The bungalow comprises of a newly fitted kitchen, lounge, two bedrooms, bathroom and conservatory. The property benefits from private driveway, garage and enclosed rear garden.

Marketed with NO ONWARDS CHAIN.

Council Tax band: C

Tenure: Freehold

- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Private Driveway
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Garage
- NO ONWARDS CHAIN



Entrance Hall

Door to hallway, storage cupboard with doors to lounge and kitchen. Laminate flooring.

Lounge

17' 4" x 11' 0" (5.29m x 3.35m)

Bay window to front, laminate flooring and door to inner hall.

Kitchen

7' 1" x 10' 4" (2.15m x 3.16m)

An excellent range of eye and low level units incorporating with a sink and drainer unit. Built in electric hob and canopy style extractor hood built over and built in double electric oven. Partly tiled walls. Integrated dishwasher, washing machine and fridge freezer. Laminate flooring and window to side.

Inner Hallway

Loft access - part boarded with ladders. Doors to bathroom and both bedrooms.

Bathroom

Three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. Laminate flooring and partly tiled walls.

Bedroom One

10' 7" x 10' 0" (3.22m x 3.04m)

Built in/fitted wardrobes and cupboards. French doors to conservatory and laminate flooring.

Bedroom Two

13' 7" x 7' 8" (4.13m x 2.34m)

Sliding patio doors to conservatory. Fitted wardrobes and laminate flooring.



Conservatory

7' 6" x 16' 11" (2.29m x 5.15m)

French doors to side and rear garden. Central heating in the conservatory also.

Garage

Detached garage with electrics. Up and over door to front.

Front Garden

Private driveway front and side.

Rear Garden

Enclosed rear garden, gravel beds and Astro turf lawn. Wooden shed.

DRIVEWAY

4 Parking Spaces

Spaces for a few cars, front and side.







Victoria Estates & Property Management

49a Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>



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