



79 High Grove Park, Burscough  
£285,000



Presenting this three bedroomed Semi Detached House located on the popular 'High Grove Park, Burscough' situated perfectly giving you easy access to local amenities both in Burscough and Ormskirk.

The accommodation is set out over three floors giving you that spacious feel. Set on the first floor the entrance hall leads you into the modern kitchen dining, downstairs storage and cloak. As you proceed into the lounge you are greeted with light from the French Doors which have been styled/fitted with the shutters giving you that cosy cottage feel. The second floor accommodates both bedroom two which is a spacious double with a fabulous sized rear window overlooking the rear garden, bedroom three and a well-presented family bathroom. The master suite is set over the whole of the third floor which gives you a great floor space and benefits from an En-suite boasting a double shower.

The property benefits from both front and rear gardens with a private driveway to the side for parking for up to two cars with a built in electric car charger.

Viewings are a must to appreciate the space this property has to offer!

- Master Bedroom With En-Suite
- Accommodation Over Three Floors
- Open Plan Kitchen Dining
- Family Bathroom, En-Suite & Downstairs WC
- Enclosed Rear Garden - Not Overlooked
- Private Driveway
- Electric Car Charger
- Great Location





### Entrance Hall

Front door into hallway with door leading into kitchen and storage cupboard. Stairs to 1st floor.

### Kitchen Dining

10' 6" x 17' 2" (3.20m x 5.24m)

A excellent range of eye and low level units incorporating a one and a half bowl sink drainer unit. Built in electric hob with canopy style extractor built over and built in electric oven. Integrated fridge freezer, dishwasher and washing machine. Breakfast bar and dining area. Doors to cloak and lounge with window to front.

### Lounge

13' 11" x 11' 3" (4.24m x 3.44m)

French doors to rear leading into rear garden. Fitted shutters.

### Cloakroom

3' 1" x 5' 3" (0.94m x 1.60m)

Two piece suite comprising of a pedestal unit wash hand basin. and low level WC.

### Landing

First floor landing has doors leading to bedroom two, three and family bathroom. Window to side and stairs to 2nd floor.

### Bedroom Two

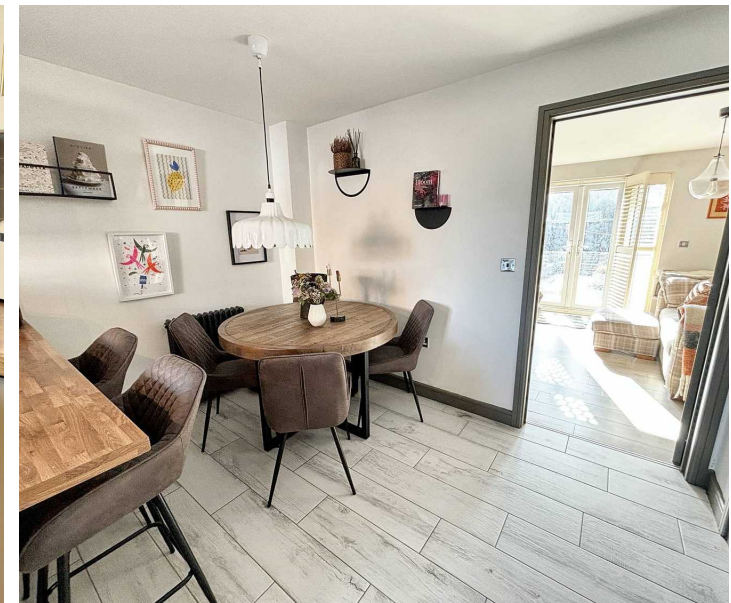
11' 3" x 12' 0" (3.44m x 3.66m)

Window to rear. Built in/fitted wardrobes and cupboards. Separate door into built in storage cupboard. Laminate flooring.

### Bedroom Three

7' 1" x 10' 8" (2.17m x 3.26m)

Window to front and laminate flooring. Currently used as office currently.





### **Bathroom**

7' 1" x 5' 7" (2.15m x 1.69m)

Three piece suite comprising panelled bath, vanity wash hand basin, low level WC and heated towel rail. Fully tiled walls and flooring.

### **Bedroom One**

8' 11" x 21' 8" (2.71m x 6.61m)

Master bedroom with door leading into En-suite and windows to both front and skylight to back. Built in/fitted wardrobes.

### **En Suite**

6' 3" x 4' 8" (1.90m x 1.41m)

Three piece suite comprising of double shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Fully tiled walls and flooring. Heated towel rail. Skylight to rear.

### **Front Garden**

Driveway along side of house with spaces for up to 2 cars. Gate to side leading to rear garden.

### **Rear Garden**

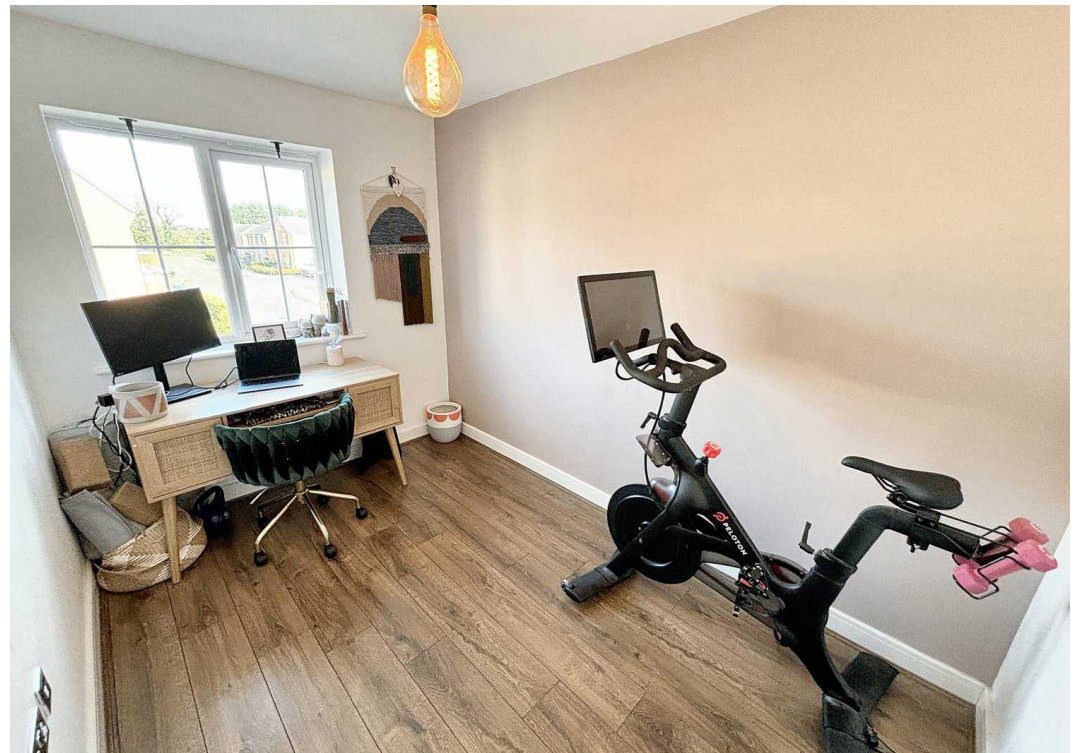
Enclosed rear garden, not overlooked. Mainly lawned with planted borders, decked area and wooden shed.

### **DRIVEWAY**

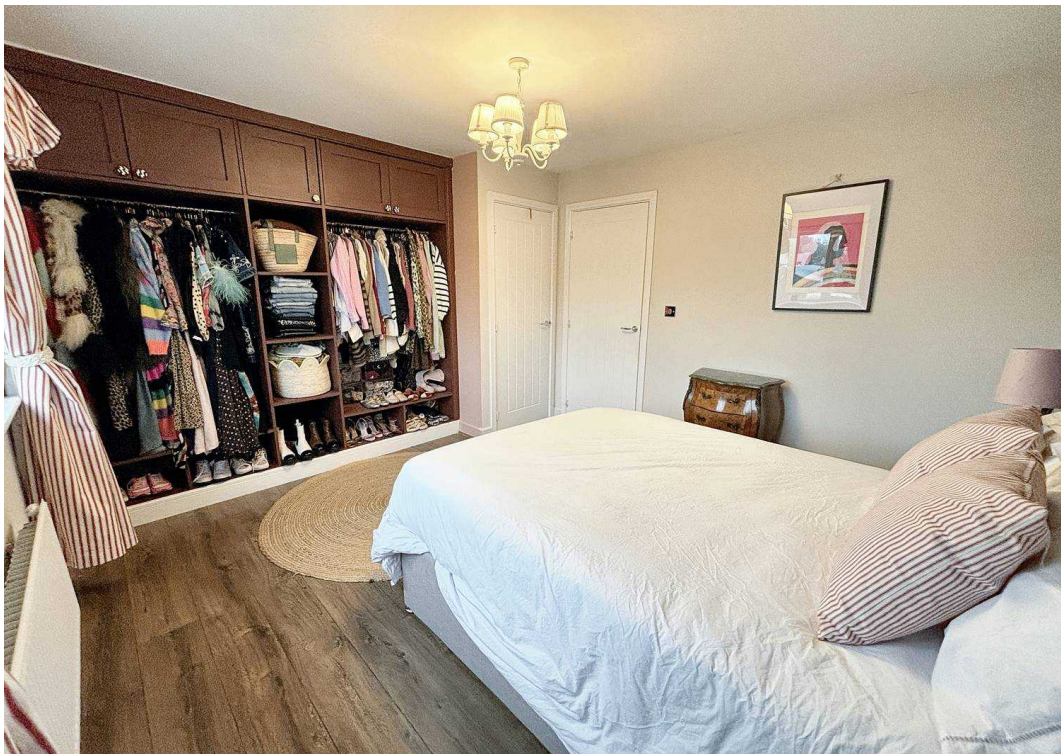
2 Parking Spaces







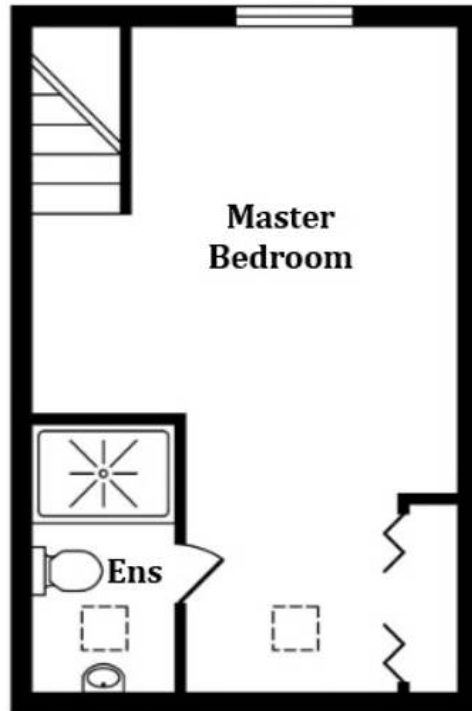






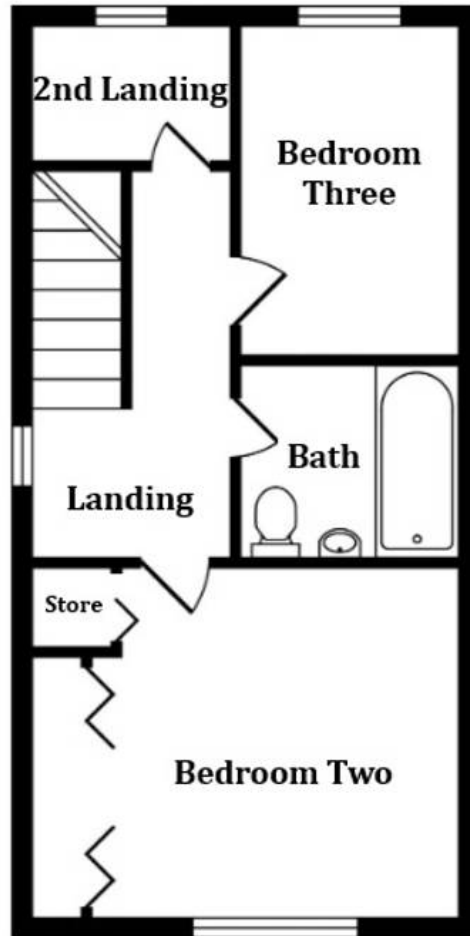
# Total Approx. Floor Area 1145 Sq.ft. (106.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



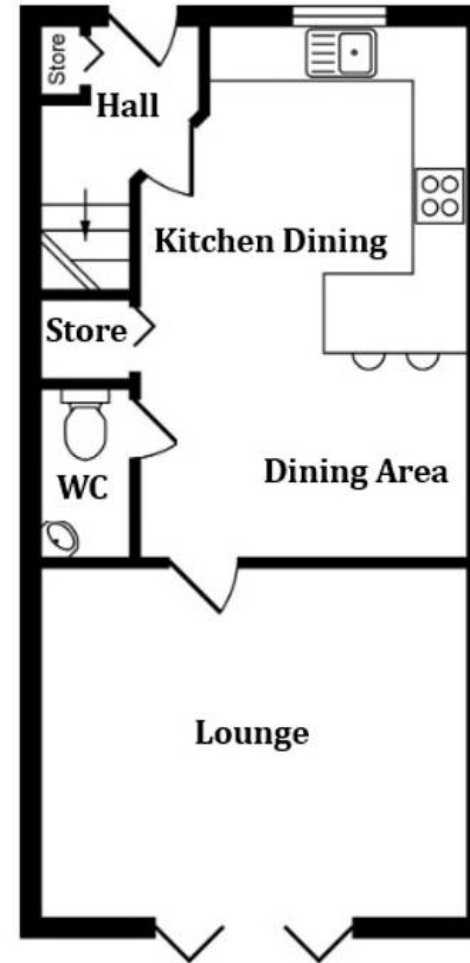
**Second Floor**

Approx. Floor Area 311 Sq.Ft  
(28.9 Sq.M.)



**First Floor**

Approx. Floor Area 417 Sq.Ft  
(38.7 Sq.M.)



**Ground Floor**

Approx. Floor Area 417 Sq.Ft  
(38.7 Sq.M.)





## Victoria Estates & Property Management

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