



34 Glenroyd Drive, Burscough In Excess of £350,000

Modern Three-Bedroom Detached Bungalow - No Onward Chain

Tucked away on a sought-after road, this beautifully presented detached bungalow offers stylish and versatile living within easy reach of village amenities and excellent transport links.

The accommodation comprises a welcoming entrance hall leading to a bright open-plan lounge and dining area, a well-appointed kitchen, three good-sized bedrooms, and a newly fitted modern bathroom. The interior has been updated throughout, creating a fresh, contemporary home ready to move straight into.

Externally, the property benefits from a private driveway, a linked garage, and a fully enclosed rear garden, offering both security and a peaceful outdoor retreat.

Perfectly positioned this home combines convenience with privacy. Offered to the market with **no onward chain**, early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Sought After Location
- Three Bedrooms
- Modern Throughout
- Private Gated Driveway
- Single Garage With Electrics
- Enclosed Rear Garden
- No Chain



Entrance Hall

Front door into hallway with doors leading to lounge, kitchen, three bedrooms, bathroom and cloakroom storage.

Lounge Dining

12' 1" x 24' 3" (3.69m x 7.38m)

Additional measurement - 2.63 Two bow windows to front and wooden herringbone flooring. Fireplace.

Kitchen

10' 11" x 11' 2" (3.33m x 3.40m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in double electric oven and built in gas hob with extractor unit over. Integrated washing machine, dishwasher and freezer. Freestanding fridge/freezer, tiled flooring and both window to side and door into garden.

Bedroom One

11' 11" x 11' 11" (3.64m x 3.63m)

Window to rear and built in wardrobes and chest of draws. Laminate flooring.

Bedroom Two

12' 0" x 8' 11" (3.65m x 2.71m) Window to rear.

Bedroom Three

7' 5" x 9' 0" (2.25m x 2.75m)

Window to side.

Bathroom

7' 3" x 8' 2" (2.20m x 2.50m)

Four piece suite comprising walk in double shower with mixer shower over, vanity wash hand basin, low level WC and bidet. Partly tiled walls, tiled flooring and window to side.







Garage

8' 9" x 16' 11" (2.66m x 5.15m)

Up and over door to front with door to rear into garden. Electrics, lighting and energy metres.

Front Garden

Gates to the front for driveway access and gate to side for rear garden access. Paved driveway and planted out area.

Rear Garden

Enclosed rear garden with gate to side leading to front, door into garage and wooden shed. Paved mainly with gravel areas. Not overlooked.

DRIVEWAY

3 Parking Spaces

Private gated driveway with spaces for up to 3 cars.



























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