



36 Folly View Grove, Burscough

Ormskirk

£280,000

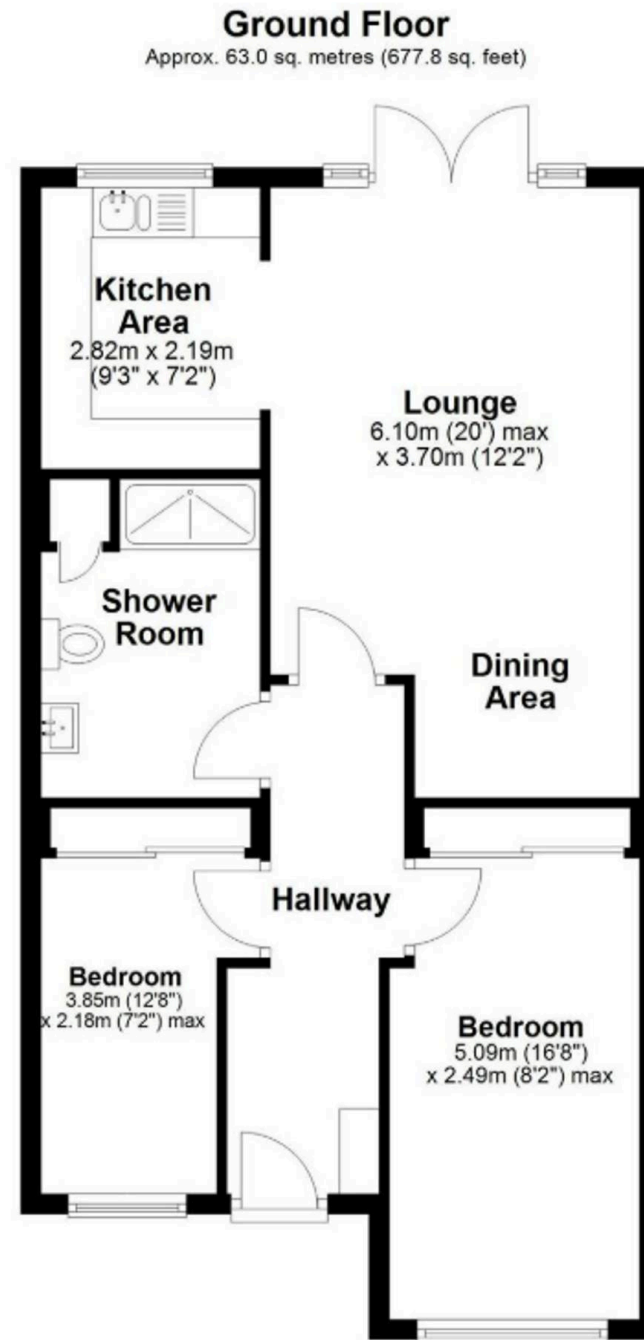
Occupying a pleasant position within the quiet cul de sac of Folly View Grove, this beautifully presented modern semi detached bungalow is the perfect choice for downsizers seeking stylish, low maintenance living. Finished to a modern standard throughout, the accommodation comprises a welcoming entrance hall, a bright and spacious open plan lounge and kitchen, two well proportioned bedrooms, and a contemporary bathroom. Externally, the property benefits from a private driveway providing off road parking and an enclosed rear garden, offering a private outdoor space ideal for relaxing and entertaining. Offered to the market with no onward chain, this attractive bungalow is ready for immediate occupation and must be viewed to fully appreciate the quality of accommodation on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi Detached Bungalow
- Open Plan Lounge Kitchen
- Two Bedrooms
- Modern Throughout
- Cul De Sac Location
- Enclosed Rear Garden
- Private Driveway
- No Onwards Chain



Total area: approx. 63.0 sq. metres (677.8 sq. feet)

Entrance Hall

Front door into hallway with doors leading to lounge, both bedrooms and bathroom. Small storage cupboard built in.

Lounge Dining

20' 8" x 12' 0" (6.30m x 3.67m)

Open plan into kitchen. French doors leading into rear garden.

Kitchen

9' 2" x 7' 2" (2.79m x 2.18m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor hood over, built in electric oven and integrated fridge freezer, washing machine and microwave. Window to rear and laminate flooring.

Bedroom One

14' 7" x 8' 2" (4.44m x 2.48m)

Built in wardrobes with mirrored sliding doors and window to front.

Bedroom Two

10' 11" x 5' 8" (3.32m x 1.72m)

Built in wardrobes with mirrored sliding doors and window to front.

Bathroom

7' 8" x 7' 1" (2.33m x 2.16m)

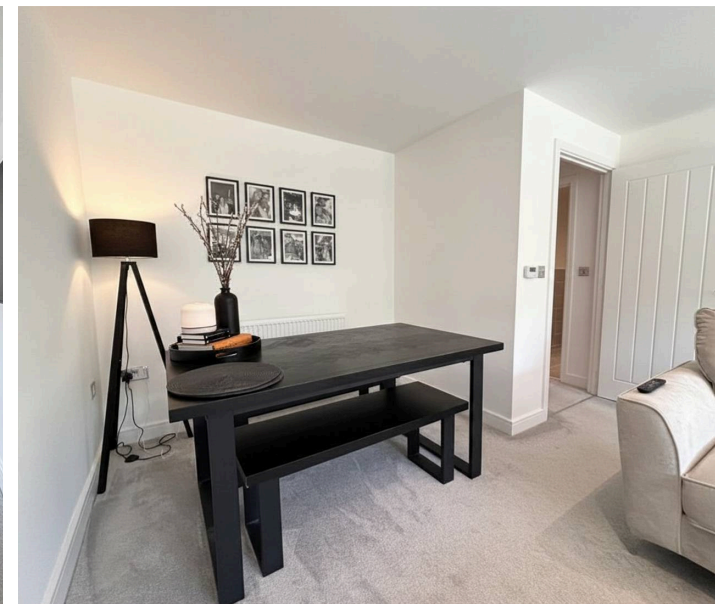
Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Partly tiled walls, heated towel rail and built in storage cupboard.

Rear Garden

Enclosed rear garden with patio and lawn, not overlooked and steps down to side gate leading to front.

Driveway

Private driveway with spaces for two cars.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		100
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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