



**59 Glovers Way, Burscough**  
**£1,500 Per Calendar Month**

Situated on the sought after Briars Lock development, this modern detached family home offers spacious and well presented accommodation, ideal for growing families. The ground floor comprises an entrance hall, comfortable lounge, a contemporary open plan kitchen and dining area, and a convenient WC. To the first floor are four well-proportioned bedrooms, with two benefiting from en-suite facilities, along with a modern family bathroom.

Externally, the property enjoys a private driveway, garage and an enclosed rear garden, providing excellent outdoor space for family living.

Located within a popular residential development, this superb home combines space, comfort and convenience.

Available from the end of April.

Council Tax band: E

- Detached Family Home
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Desirable Location
- Garage
- Enclosed Rear Garden
- Private Driveway
- Available End Of April



### **Hallway**

Front door to hallway with doors to cloak, lounge and dining Kitchen. Laminate flooring and stairs to 1st floor.

### **WC**

Two piece suite comprising pedestal wash hand basin and WC.

### **Lounge**

10' 11" x 18' 1" (3.32m x 5.51m)

Window to front.

### **Kitchen Dining**

26' 8" x 10' 6" (8.14m x 3.21m)

An excellent range of eye and low level units incorporating a stainless steel sink drainer unit, built in electric hob and extractor over. Built in electric double oven, integrated washing machine, dishwasher and fridge freezer. Tiled floor and French doors to the rear garden.

### **Landing**

Doors to four bedrooms and bathroom, loft access and storage cupboard.

### **Bedroom One**

12' 10" x 13' 4" (3.90m x 4.06m)

Window to the front, fitted/built in wardrobes and door to En Suite.

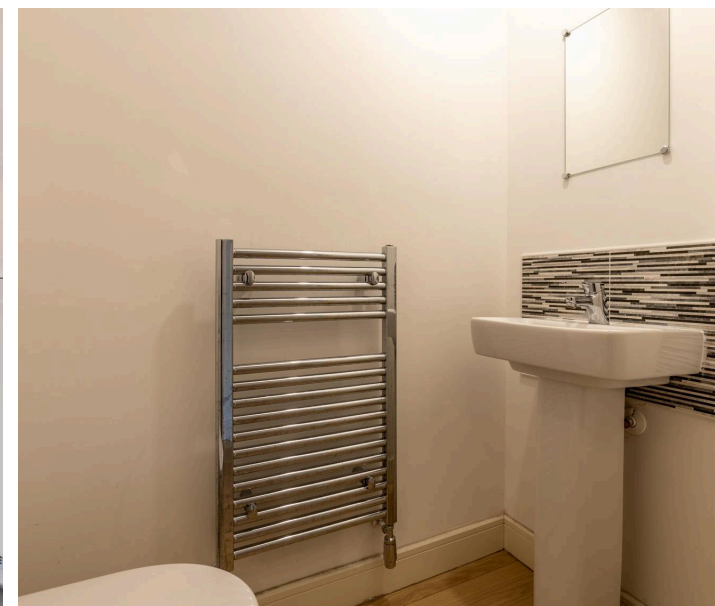
### **En-Suite**

Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin and WC, part tiled walls, tiled floor and window at side with heated towel rail.

### **Bedroom Two**

11' 11" x 9' 5" (3.64m x 2.86m)

Two windows to the front and door to En Suite.



**En-Suite**

Double shower cubicle , pedestal wash hand basin, low level WC. Window to the side, tiled floor, part tiled walls and heated towel rail.

**Bedroom Three**

10' 3" x 8' 10" (3.12m x 2.70m)

Window to the rear.

**Bedroom Four**

10' 4" x 8' 6" (3.14m x 2.58m)

Window to rear.

**Bathroom**

7' 5" x 6' 2" (2.27m x 1.89m)

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Tiled floor, part tiled walls and window to the rear.

**Garage**

Single garage with up and over door to front and electrics.

**Rear Garden**

Enclosed rear garden with paved patio, lawn and raised decked area.

**Front Garden**

Lawn with planted out borders to front.

**DRIVEWAY**

2 Parking Spaces

Private tarmac driveway to the front which provides parking for 2/3 cars.







## Victoria Estates & Property Management

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