

VICTORIA ESTATES & PROPERTY MANAGEMENT

117 Glovers Way, Burscough

Ormskirk

£230,000

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi Detached House
- 3 Bedrooms
- Private Driveway
- Enclosed Rear Garden
- Cul De Sac Location



Hallway
Front door to Hallway, Stairs to 1st floor and Doors to WC, Kitchen and Lounge

Lounge
15' 0" x 14' 4" (4.58m x 4.38m)
French doors to the rear garden. Laminate flooring and storage cupboard.

Kitchen
11' 1" x 7' 3" (3.38m x 2.22m)
An excellent range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit. Built in gas hob with electric double oven. Integrated washing machine, dish washer and fridge freezer. Window to the front . Boiler

Cloaks
6' 2" x 2' 11" (1.88m x 0.89m)
Two piece suite comprising WC and pedestal wash hand basin. Window to the side

Landing
Doors to Three Bedrooms and Bathroom. Loft access - not boarded

Bedroom One
13' 7" x 7' 11" (4.15m x 2.41m)
Window to the rear

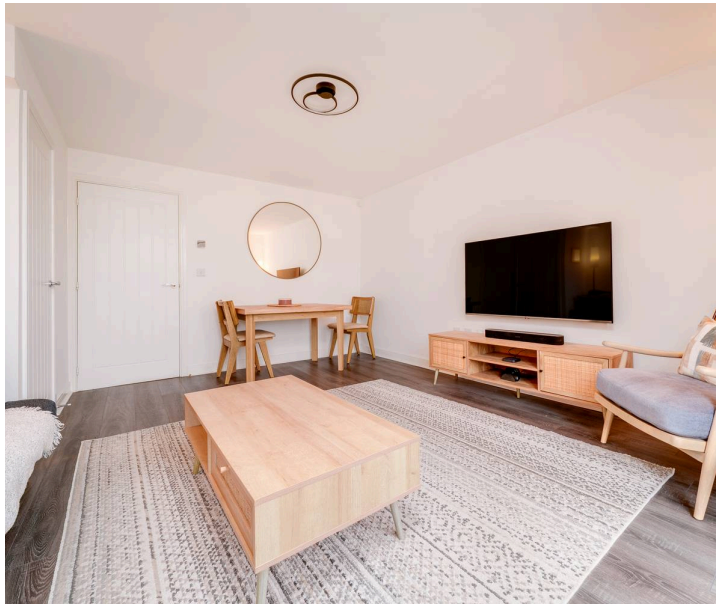
Bedroom Two
11' 10" x 7' 11" (3.60m x 2.41m)
Window to the front

Bedroom Three
9' 0" x 6' 2" (2.75m x 1.88m)
Window to the rear- currently used as a Study

Bathroom
6' 3" x 6' 2" (1.90m x 1.88m)
Three piece suite comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin, WC, part tiled walls, heated towel rail and window to the front







REAR GARDEN

Enclosed rear garden with patio and lawn, water tap and electric socket

DRIVEWAY

2 Parking Spaces

Private driveway to front









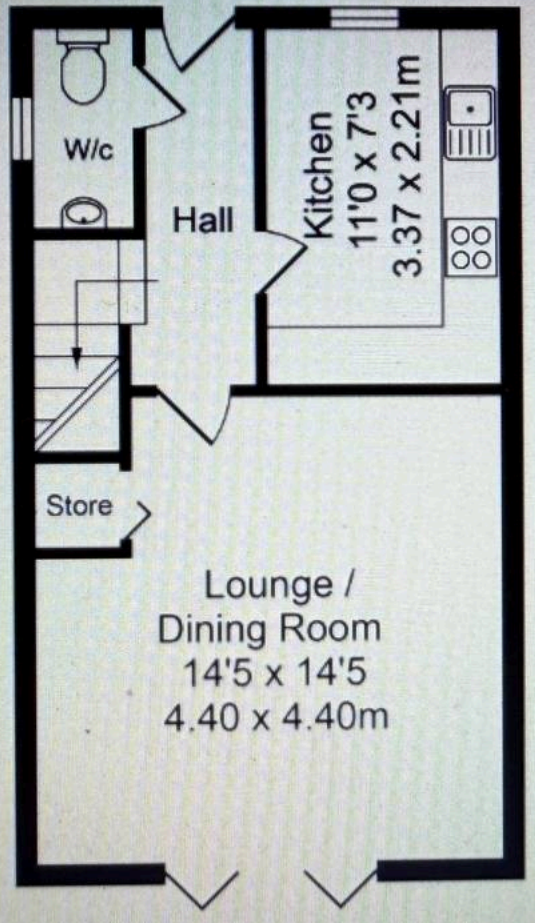



DEANSTON
BENROMACH
10



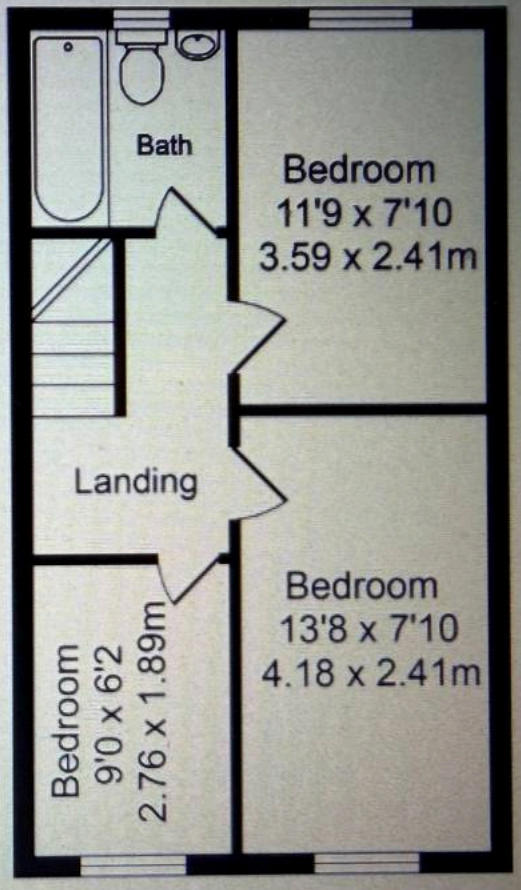
Total Approx. Floor Area 744 Sq.ft. (69.2 Sq.M.)

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



Ground Floor

Approx. Floor
Area 372 Sq.Ft
(34.6 Sq.M.)



First Floor

Approx. Floor
Area 372 Sq.Ft
(34.6 Sq.M.)



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