



35 Grovers Way, Burscough
£290,000

Situated on the popular and quiet Briars Lock development, this beautifully presented three-storey semi-detached town house offers modern living across three well-designed floors.

The accommodation comprises a welcoming entrance hall, contemporary open-plan kitchen and lounge area ideal for family living and entertaining, and a convenient ground floor WC.

Across the upper floors are three generous bedrooms, including a superb master suite complete with en-suite shower room, and a modern family bathroom serving the additional bedrooms.

Externally, the property benefits from a private driveway providing off-road parking and a landscaped, enclosed rear garden—perfect for relaxing or entertaining outdoors.

Located in a highly desirable area with excellent access to local amenities, schools, and transport links, this delightful home is perfect for professionals, families, or anyone seeking a stylish and low-maintenance lifestyle.

Early viewing is highly recommended.

- Semi Detached Town House
- Open Plan Kitchen Lounge
- Three Bedrooms
- Bathroom, En-Suite & WC
- Popular Development
- Enclosed Rear Garden
- Private Driveway



Entrance

Front door into hall with door into kitchen/lounge, storage and stairs to 1st floor.

WC

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

Lounge

23' 11" x 13' 11" (7.28m x 4.23m)

Opens into kitchen, tiled flooring and French doors leading into rear garden.

Kitchen

23' 11" x 10' 5" (7.28m x 3.18m)

Open plan into lounge with eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with canopy style extractor hood and built in electric oven. Integrated dishwasher, washing machine and fridge freezer. Window to front and door into WC.



1st Floor Landing

Doors to bedrooms two, three and bathroom. Stairs to 2nd floor with windows to front and side.

Bedroom Two

13' 11" x 11' 5" (4.24m x 3.48m)

Window to rear and storage cupboard.

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

Window to front.

Bathroom

7' 2" x 6' 2" (2.19m x 1.88m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls and tiled flooring.



Bedroom One

21' 6" x 10' 0" (6.55m x 3.04m)

Located on the top floor, master bedroom with window to front and skylight to rear. Door into En-Suite.

En-Suite

8' 8" x 4' 8" (2.65m x 1.42m)

Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Sky light to rear with tiled flooring and heated towel rail.

Rear Garden

Enclosed rear garden landscaped, flagged and pergola. Wooden shed.

DRIVEWAY

2 Parking Spaces

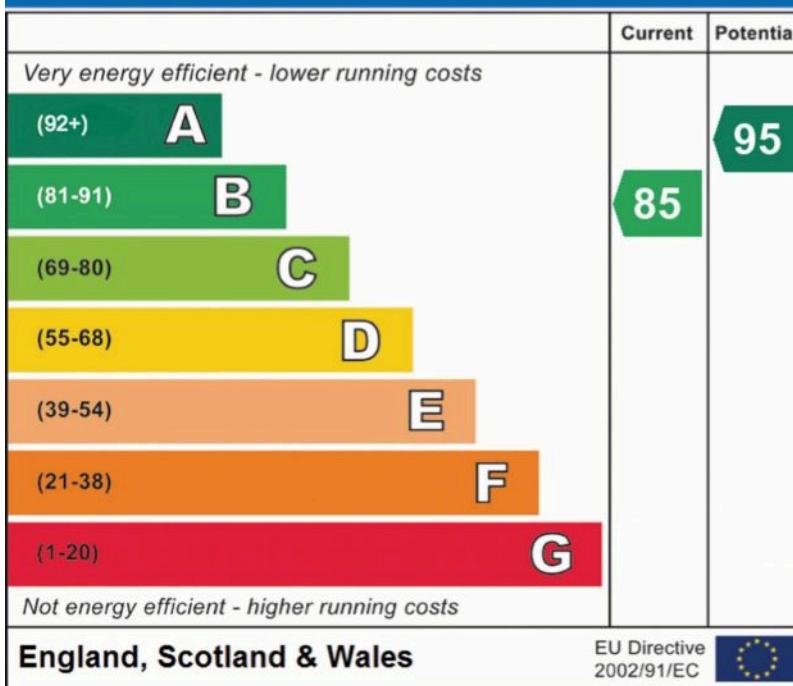
Private driveway to right of house.







Energy Efficiency Rating



Glovers Way

Total Approx. Floor Area 1138 Sq.ft. (105.8 Sq.M.)

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





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