



## 33 Glovers Way, Burscough, L40 5AA

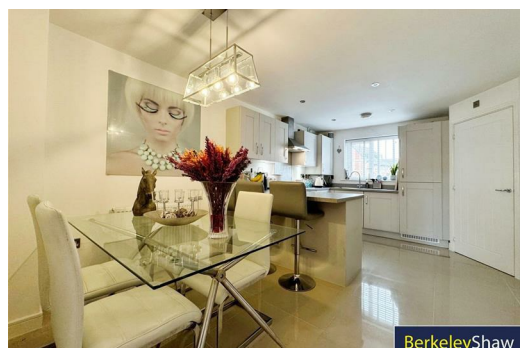
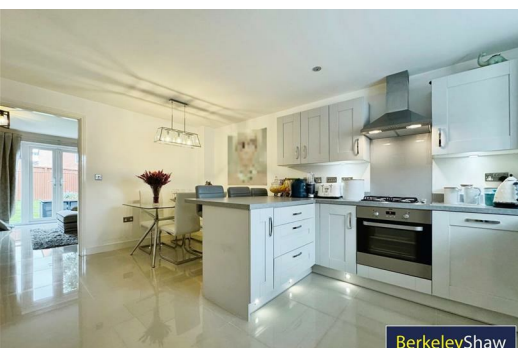
### Offers Over £280,000

Nestled in the charming Glovers Way, Burscough, this exquisite new build house offers a delightful living experience. Boasting three bedrooms and a generous 1,109 sq ft of space, this beautifully presented semi-detached home is a true gem.

The location of this property is truly unbeatable, with the picturesque Leeds to Liverpool Canal just a short stroll away. Imagine leisurely walks along the canal, soaking in the tranquillity of the surroundings right at your doorstep and the opportunity to enjoy the fantastic local pubs!

Built in 2019, this property exudes modernity and style, making it a perfect choice for a variety of buyers. Whether you're a first-time buyer stepping into the property market, a young family looking for a cozy abode, or a downsizer seeking comfort and convenience, this house caters to all.

Set out across three floors, the accommodation briefly comprises; entrance hall, impressive open plan kitchen diner, perfect for entertaining guests or simply relaxing as a family. The space has been tastefully decorated and boasts a range of integrated appliances. Completing the ground floor layout is a WC and spacious living room with French doors out to the rear garden. The first floor boasts two double bedrooms and a modern three-piece bathroom. To the second floor is the impressive master suite, flooded in natural light and complemented with a modern shower room.



## Entrance hall

Tiled floor, stairs to first floor, radiator & meter cupboard.

## Kitchen diner

Range of wall & base units, breakfast bar, gas burning hob, electric oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, radiator, combi boiler, extractor hood, double glazed window, stainless steel sink with drainer, access to WC & tiled floor.

## WC

WC, corner basin, tiled floor, radiator & tiled splash back.

## Living room

Tiled floor, radiator & UPVC French doors to rear garden.

## Landing

Radiator & access to all first floor rooms.

## Bedroom 2

Double glazed window, radiator & storage cupboard.

## Bedroom 3

Laminate floor, radiator & double glazed window.

## Bathroom

WC, basin, radiator, LVT floor, part tiled walls, bath with chrome & glass shower screen & over bath shower.

## Stairs

Enclosed stairs to master bedroom, radiator & double glazed window.

## Master bedroom

Double glazed window, radiator & velux window.

## En-suite shower room

WC, basin, shower enclosed with tiled walls, electric shower, towel radiator & velux window.

## Externally

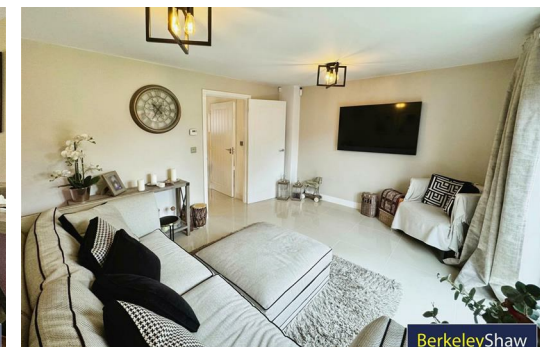
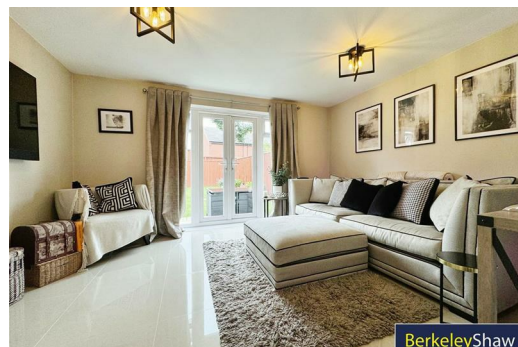
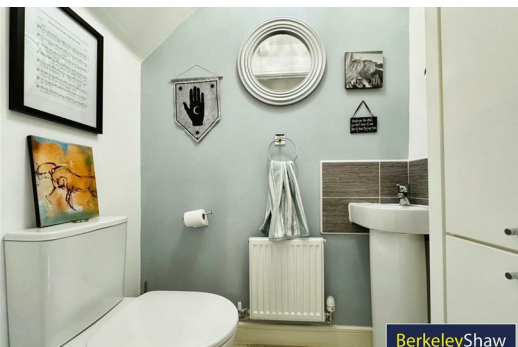
Driveway parking to side elevation. Generous rear garden with patio area, laid to lawn and planted borders.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The architect, surveyor and agent shall have no responsibility for any errors or omissions. Made with Metapic 02024



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