



5 Glenroyd Drive, Burscough
Ormskirk

Offers Over **£210,000**



5 Glenroyd Drive

Burscough, Ormskirk

Three bedroom semi-detached home in Burscough offering fantastic renovation potential. Quiet road close to the village centre with conservatory, south-east facing garden, driveway, carport and landscaped gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Renovation Opportunity – Three Bedroom Semi-Detached with Potential
- Prime Burscough Location – Quiet Road, Moments from Village Centre
- South-East Facing Garden – Established Landscaping, Flower Beds & Palm Tree
- Driveway with Off-Road Parking & Carport
- Attractive Front & Rear Gardens – Mature Shrubs and Planting
- Excellent Transport Links – Train Lines to Manchester, Preston & Southport
- Ideal for Renovators, Investors or Families
- Buyers Information Pack Included with Up-Front Searches

Entrance Hallway

Window to side. Understairs storage.

Lounge/Diner

Lounge open to dining room, leading to conservatory. Gas fire.
Window to front.

Conservatory

Tiled floor. Door to side.

Kitchen

Good range of eye and low-level units including 1.5 stainless steel sink. Integrated appliances include fridge/freezer. Space for microwave. Space for gas cooker. Door to side. Window to rear.



**Landing**

Window to side. Loft access.

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Storage cupboard. Window to front.

Bathroom

Four piece suite including panelled bath, shower cubicle with electric shower, pedestal wash hand basin. Tiled walls.

Cupboard housing water tank. Window to side.

FRONT GARDEN

Front garden, mainly laid to lawn with established shrubs and flower beds to the borders.

REAR GARDEN

South-East facing landscaped garden to rear with established shrubs, artificial grass and patio area.

DRIVEWAY

1 Parking Space

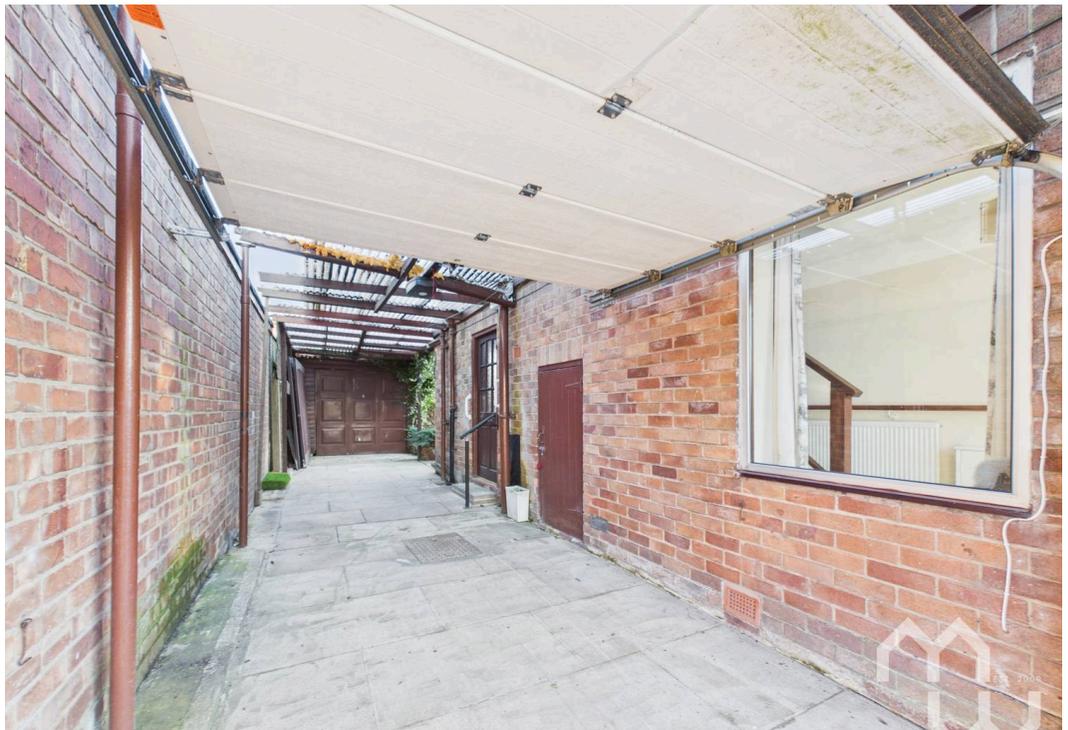
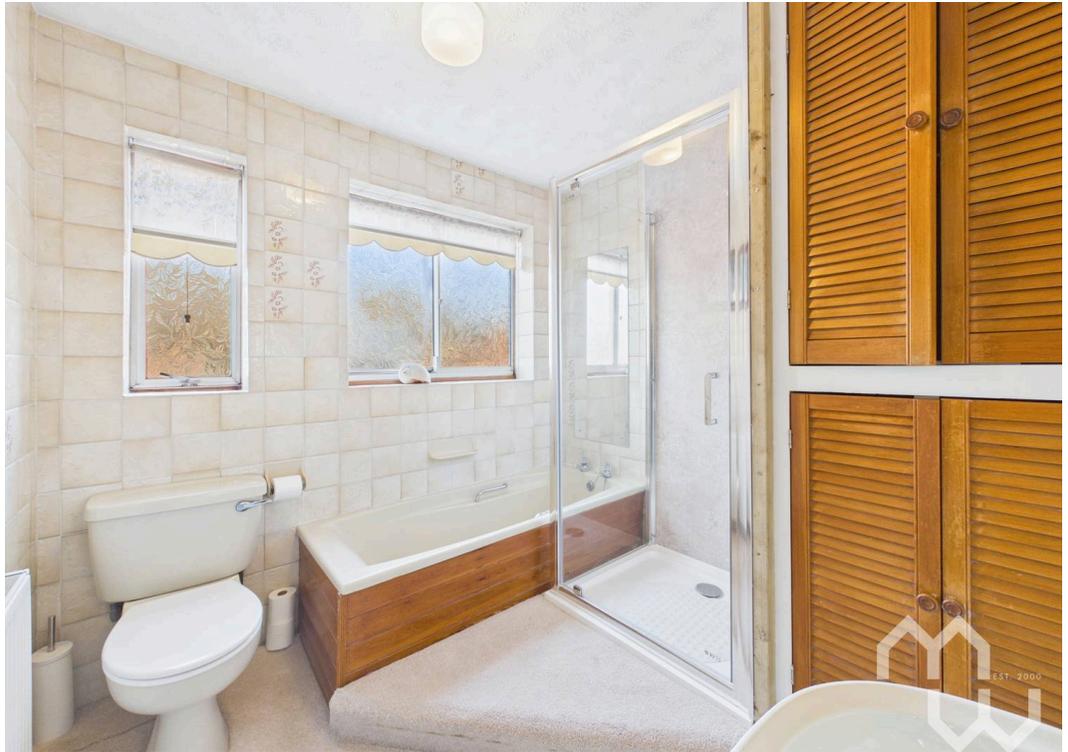
Dedicated off-road parking for 1 vehicle.

CAR PORT

2 Parking Spaces

Carport with electric door parking for 2 vehicles.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

942 ft²

87.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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