



Ground Floor Apartment to Let – Available Immediately

A stylish ground floor apartment featuring a modern kitchen opening into a spacious lounge with French doors leading out to the rear patio area. The property offers two double bedrooms, including a master with en-suite, plus a separate bathroom. Further benefits include a single garage, off-road parking, and access to well-maintained communal gardens.

Council Tax band: B

- Ground Floor Apartment
- Two Double Bedrooms One Featuring En-Suite
- Spacious Lounge With French Doors To Rear Garden
- Single Garage With Electrics
- Allocated Parking – Off Road
- Intercom System
- Well Maintained Communal Gardens
- Available Now



Entrance Hall

Front door into hallway with doors leading to utility cupboard and inner hall.

Utility Cupboard

Plumbed in for washing machine and space for dryer.

Lounge

15' 7" x 11' 10" (4.76m x 3.60m)

Open plan into kitchen and French doors leading to rear garden.

Kitchen

A good range and eye and low level units incorporating a stainless steel sink and drainer unit, built in electric hob with extractor over and built in electric oven. Integrated fridge freezer and breakfast bar. Window to front.

Bedroom One

9' 8" x 7' 9" (2.94m x 2.37m)

Window to rear, door into En-suite and built in double wardrobes.

En-suite

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC.

Bedroom Two

11' 4" x 7' 11" (3.45m x 2.41m)

Built in wardrobe and window to rear.

Bathroom

Three piece suite comprising panelled bath, vanity wash hand basin and low level WC. Window to front.

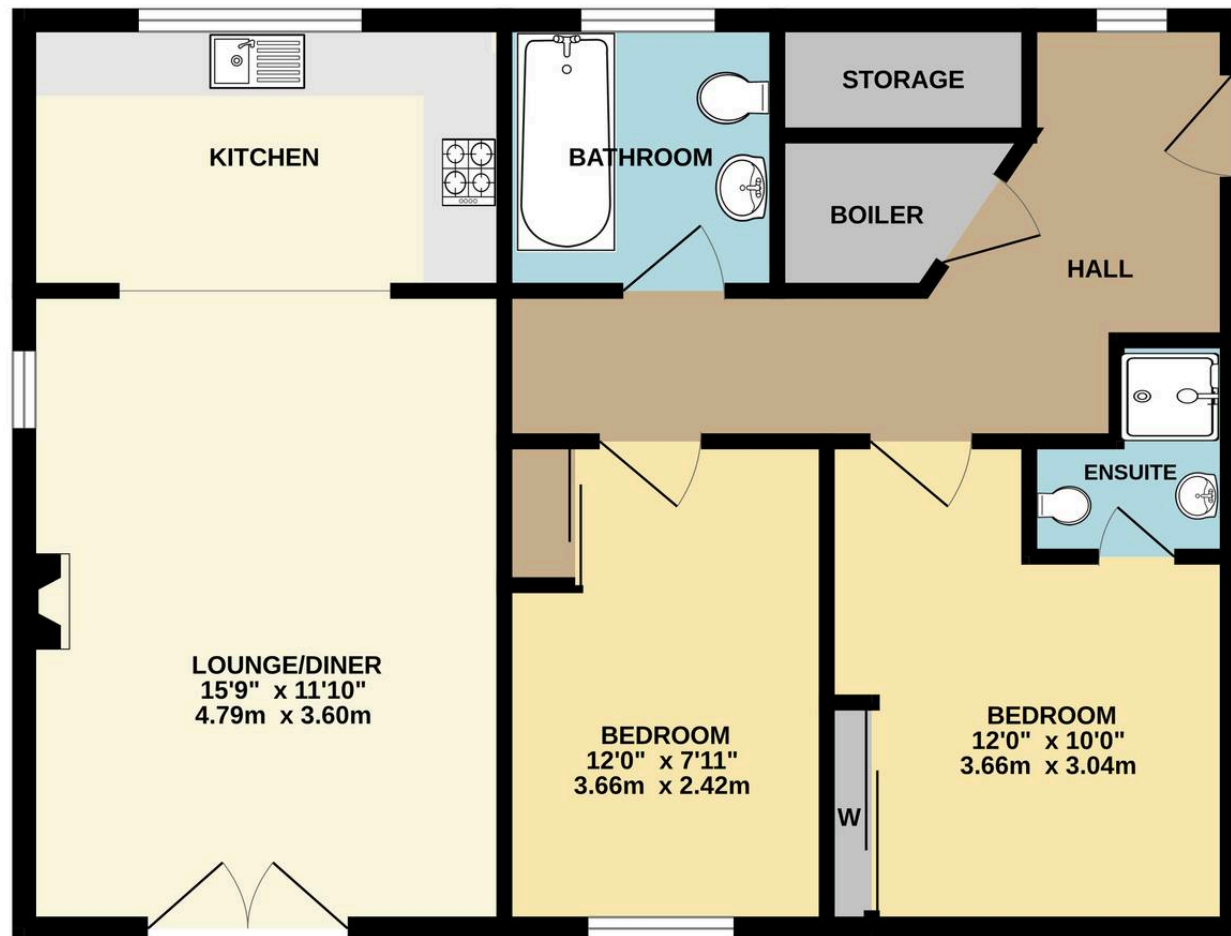
Communal Garden

Communal gardens to rear and side.





GROUND FLOOR





Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>



VICTORIA ESTATES
&
PROPERTY MANAGEMENT