



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT

**32a Orrell Lane, Burscough**  
**£600 Per Calendar Month**



## Upper Floor One-Bedroom Flat – Orrell Lane – Available Now

Located on **Orrell Lane** and within easy walking distance of local village amenities, shops, and transport links, this well-presented upper floor flat offers convenient and low-maintenance living.

Situated on the first floor, the accommodation comprises a comfortable lounge, a fitted kitchen, a bedroom, and a bathroom, all arranged on one level.

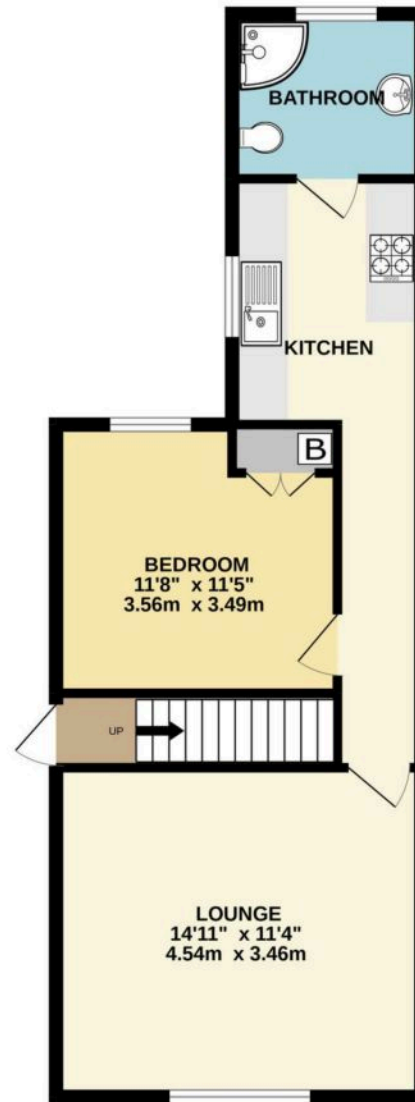
Ideal for a single occupant or couple, this property benefits from a central yet accessible location and is **available immediately**. Early viewing is recommended.

Council Tax band: A

Tenure: Freehold

- Upper Floor Flat
- One Bedroom
- One Reception Room
- Modern Throughout
- Double Glazed & Gas Central Heating
- Village Location Close To Amenities
- Available Now

GROUND FLOOR



**Entrance**

Front door located on gable end of property leading into hall with stairs to 1st floor.

**Landing**

Doors leading to lounge, bedroom and step down to kitchen.

**Lounge**

Two windows to the front.

**Bedroom**

Window to rear and built in wardrobe.

**Kitchen**

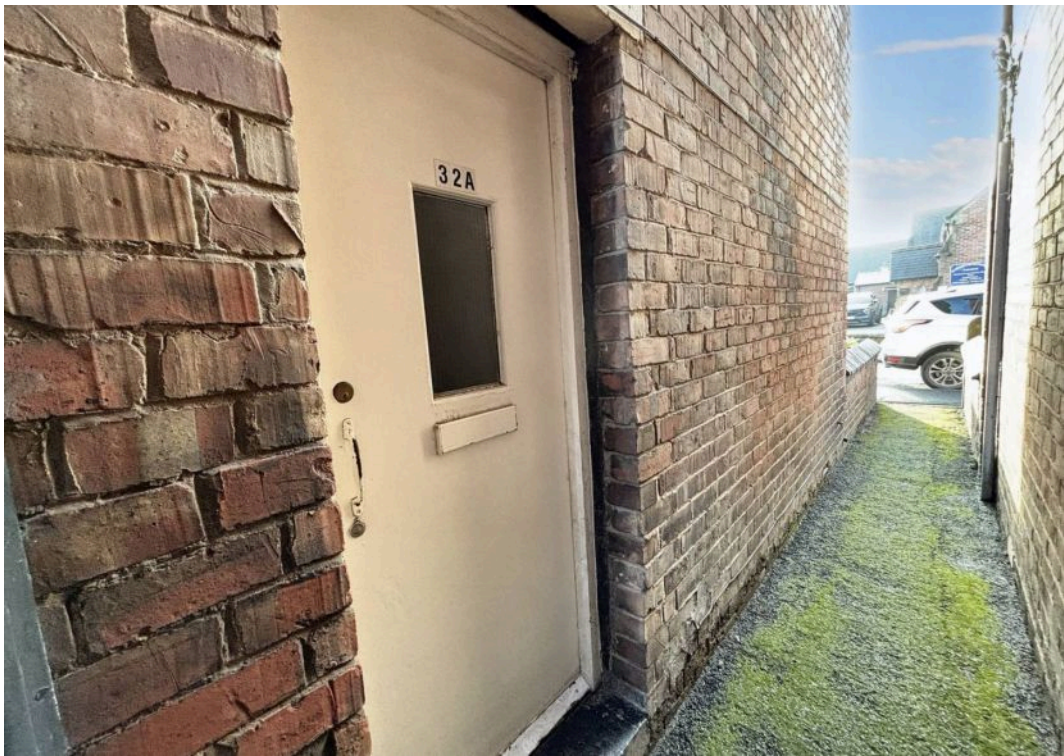
A range of eye and low level units incorporating a stainless steel sink and drainer unit, built in electric hob and oven with extractor hood over. Plumbed in for washing machine, window to side and door into bathroom.

**Bathroom**

Three piece suite comprising corner shower unit with electric shower over, pedestal wash hand basin and low level WC. Window to rear.











## Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • [tori@vepm.co.uk](mailto:tori@vepm.co.uk) • <http://vepm.co.uk>



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT