



**Apt 2, The Quays, Burscough**  
**£100,000**



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT

This two-bedroom ground floor flat is perfectly situated in the heart of the village, within walking distance to local amenities, making it an ideal purchase for first time buyers or those looking for a centrally located property.

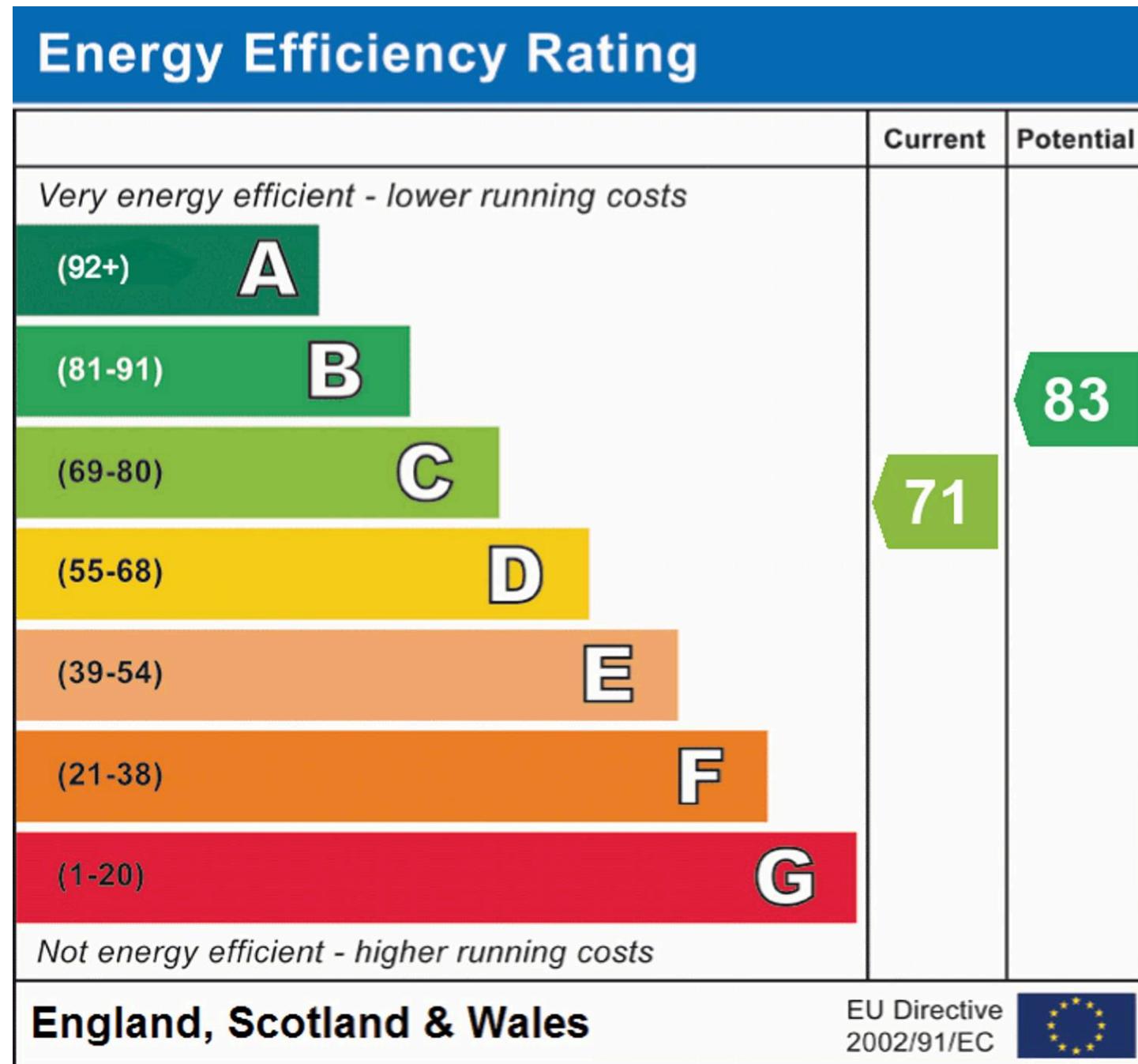
The accommodation, which requires modernisation, comprises an open-plan kitchen and lounge with French doors opening onto a patio/pathway, providing a light and airy living space. There are two bedrooms and bathroom completing the property.

Offered to the market with no onward chain, this flat provides an excellent opportunity to renovate and personalise to your taste.

Council Tax band: B

Tenure: Leasehold

- Ground Floor Flat
- Open Plan Kitchen Lounge
- Two Bedrooms
- Walking Distance To Village Amenities
- Ideal For First Time Buyers Or Buy To Let Investors
- Can Be Sold With Or Without Tenant
- Double Glazed
- No Chain



## **Entrance Hall**

Front door into hallway with doors leading to kitchen/lounge, bathroom, both bedrooms and storage.

Window to side.

## **Kitchen**

A range of eye and low level units incorporating stainless steel sink and drainer unit, built in electric hob and oven with extractor hood over. Plumbed in for washing machine, partly tiled walls and tiled flooring. Window to side and open plan into lounge.

## **Lounge**

Open plan into kitchen area with French doors leading out on to pathway.

## **Bedroom One**

Window to side.

## **Bedroom Two**

Window to side.

## **Bathroom**

Three piece suite comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Tiled flooring and partly tiled walls.

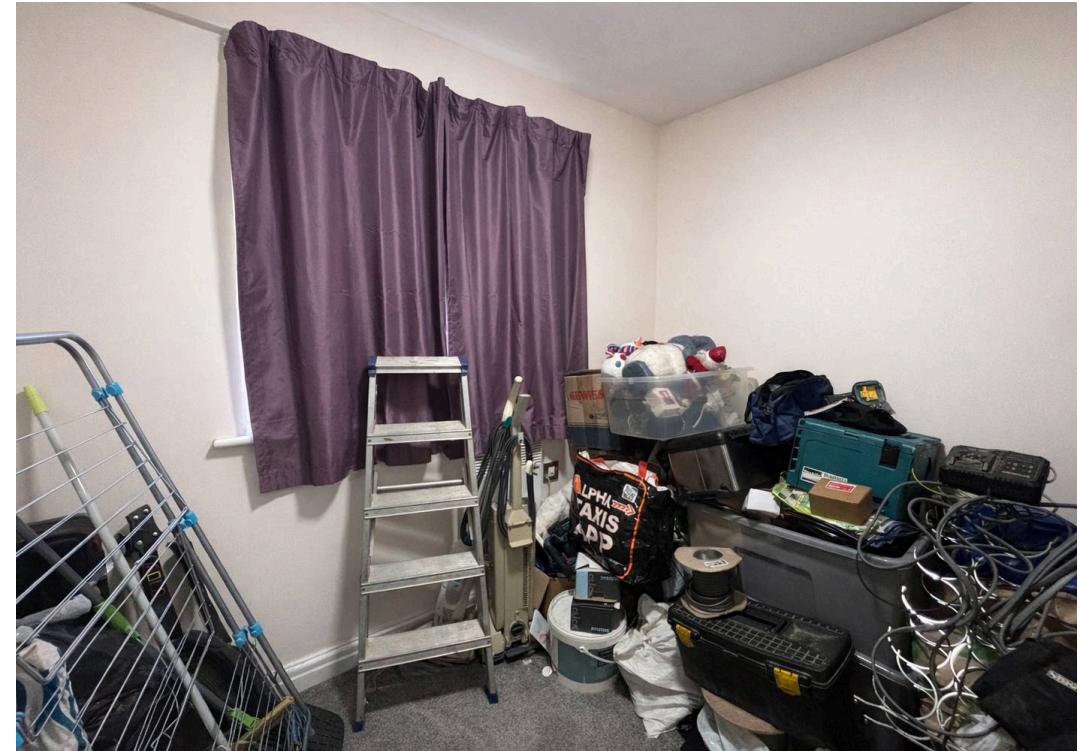
## **Gardens**

Communal gardens.

## **Allocated parking**

Allocated parking off road.







## Victoria Estates & Property Management

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