



Flat 2, 50-52 Liverpool Road North, Burscough,
£750 Per Calendar Month

Situated in the heart of the desirable village of Burscough, this modern upper floor flat offers stylish and convenient living within easy walking distance of local shops, cafes, restaurants and village amenities.

The well presented accommodation comprises a bright open plan kitchen and lounge area, two generous double bedrooms, and a contemporary bathroom, providing comfortable modern living throughout.

Residents also benefit from access to a communal balcony, offering an ideal space to relax and enjoy the surroundings.

Ideally suited to professionals, couples or downsizers seeking a low-maintenance home in a sought-after village location.

Available from the end of March.

Council Tax band: A

- Upper Floor Flat
- Two Double Bedrooms
- Modern Throughout
- Village Location
- Communal Balcony Area
- Double Glazed
- Ideal For Couples Or A Single Occupant
- Available End Of March



Entrance Hall

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

Kitchen Lounge

13' 6" x 13' 3" (4.11m x 4.03m)

A range of eye and low level units incorporating a stainless steel sink, built in electric hob and electric oven with extractor over. Plumbed in for washing machine and space for fridge freezer. Laminate flooring and open plan into lounge area. Two windows to the rear.

Bedroom One

10' 3" x 10' 7" (3.13m x 3.22m)

Two window to front.

Bedroom Two

9' 9" x 10' 8" (2.96m x 3.26m)

Window to front.

Bathroom

8' 4" x 5' 11" (2.54m x 1.81m)

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Fully tiled and heated towel rail.

Communal Garden

Communal balcony share with one other flat. Flagged and not overlooked.





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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	3
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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