



Apt 41, The Quays, Burscough

£115,000

Situated within the heart of Burscough Village, this two-bedroom ground floor apartment is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers or buy-to-let investors. The accommodation comprises entrance hall, open plan lounge and kitchen area providing a bright and sociable living space, two double bedrooms, and a bathroom. Externally, the property benefits from allocated parking and well-maintained communal gardens overlooking the canal, offering a pleasant and peaceful setting. A fantastic opportunity to acquire a conveniently located apartment close to local amenities and transport links.

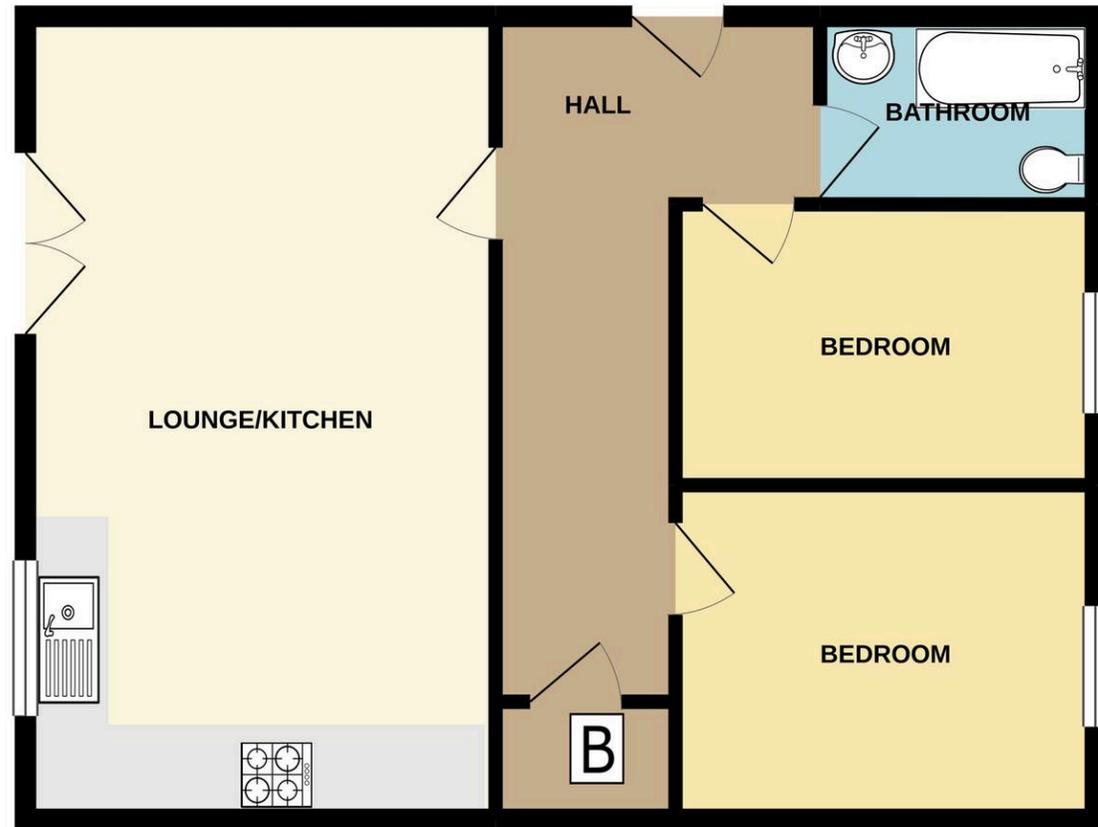
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Flat
- Two Double Bedrooms
- French Doors Leading Into Communal Garden With Canal Views
- Ideal For First Time Buyers & Buy To Let Investors
- Close To Amenities
- Allocated Parking
- Some Updating Required
- No Chain

FLOOR NAME



Entrance Hall

Front door into hall with doors leading to lounge, both bedrooms, bathroom and storage.

Lounge Kitchen

13' 0" x 20' 9" (3.96m x 6.33m)

French doors leading to communal garden. Laminate flooring and open plan into kitchen. The kitchen comprises of a range of eye and low level units incorporating a stainless steel sink and drainer unit, built in electric hob and oven with extractor over and plumbed in for washing machine. Window to side and tiled flooring.

Bedroom One

11' 2" x 8' 3" (3.41m x 2.51m)

Window to side and laminate flooring.

Bedroom Two

11' 2" x 6' 2" (3.40m x 1.87m)

Window to side and laminate flooring.

Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

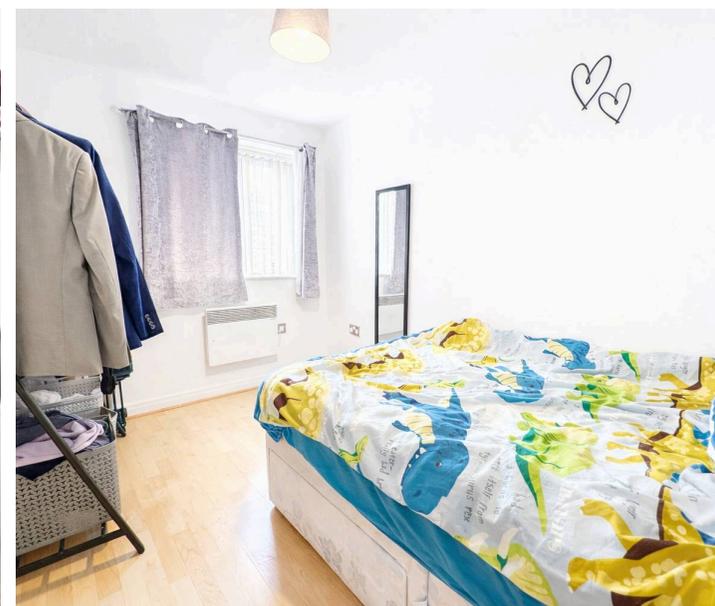
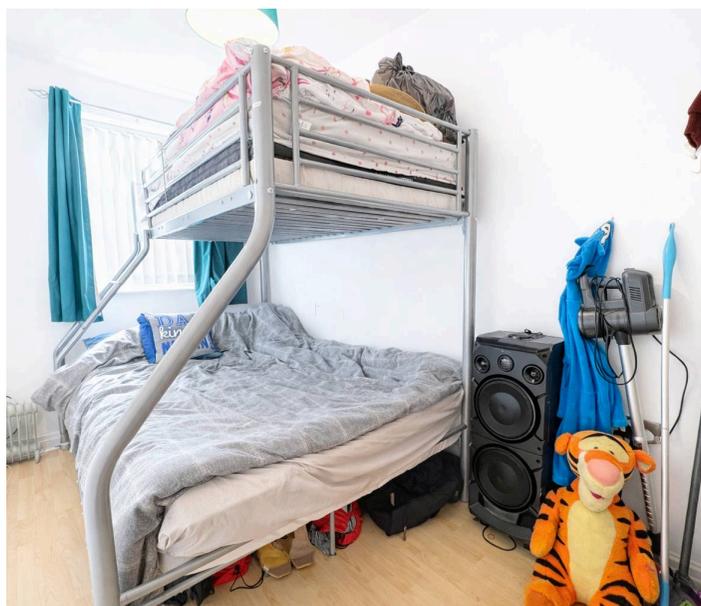
Three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Partly tiled walls and tiled flooring.

Communal Garden

Enclosed communal garden mainly lawn overlooking canal.

Allocated parking

1 Parking Space





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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 



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