



**Flat 26, Stanley Court Lord Street, Burscough**  
**£1,100 Per Calendar Month**

Available immediately, this spacious and recently refurbished maisonette is set over two floors and offers modern living within the heart of the village, all within walking distance to local amenities.

The accommodation comprises entrance hall, ground floor WC, newly fitted kitchen with dining area, and a bright lounge with access to a walk-on balcony. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from communal gardens and resident parking. A fantastic rental opportunity in a convenient and sought-after village location.

Council Tax band: A

- Upper Floor Maisonette Flat
- Three Double Bedrooms
- Open Plan Kitchen Dining
- Walk Out Balcony
- Walking Distance To Village Amenities
- Communal Gardens & Off Road Parking
- Double Glazed & Gas Central Heating
- Newly Refurbished



### Entrance Hall

Front door to hallway with doors leading to WC, dining kitchen, lounge and stairs to 1st floor. Laminate flooring.

### WC

Two piece suite comprising vanity wash hand basin and low level WC. Window to front.

### Lounge

14' 8" x 12' 11" (4.46m x 3.94m)

Two windows to rear, door on to balcony and door into kitchen.

### Kitchen Dining

12' 2" x 12' 3" (3.70m x 3.73m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor over and built in electric oven. Plumbed in for washing machine. Two windows to front.

### Landing

Doors leading to bathroom, three bedrooms and storage cupboard. Window to side.

### Bedroom One

12' 3" x 9' 1" (3.73m x 2.77m)

Window to front.

### Bedroom Two

Window to rear and storage cupboard.

### Bedroom Three

7' 7" x 9' 7" (2.30m x 2.91m)

Window to rear.

### Bathroom

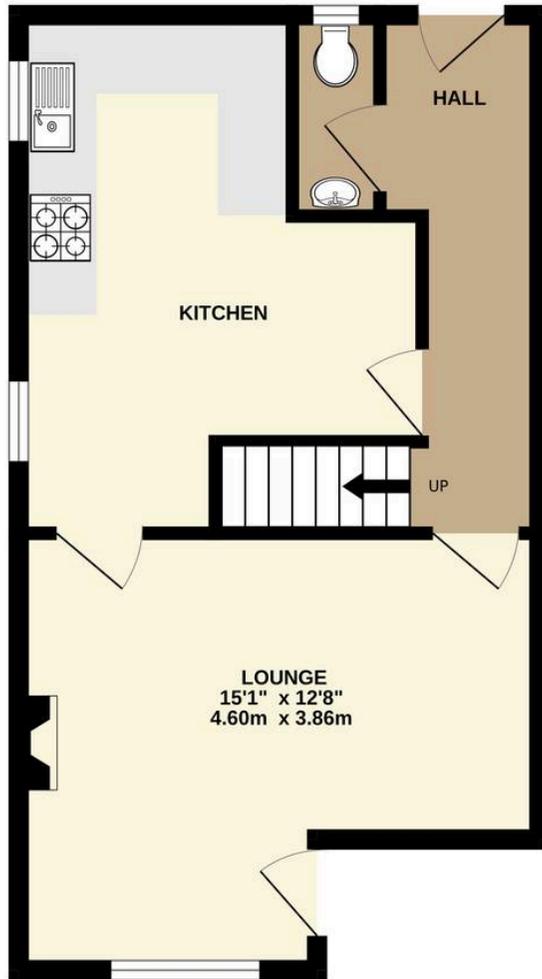
5' 11" x 5' 8" (1.80m x 1.73m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Window to side.

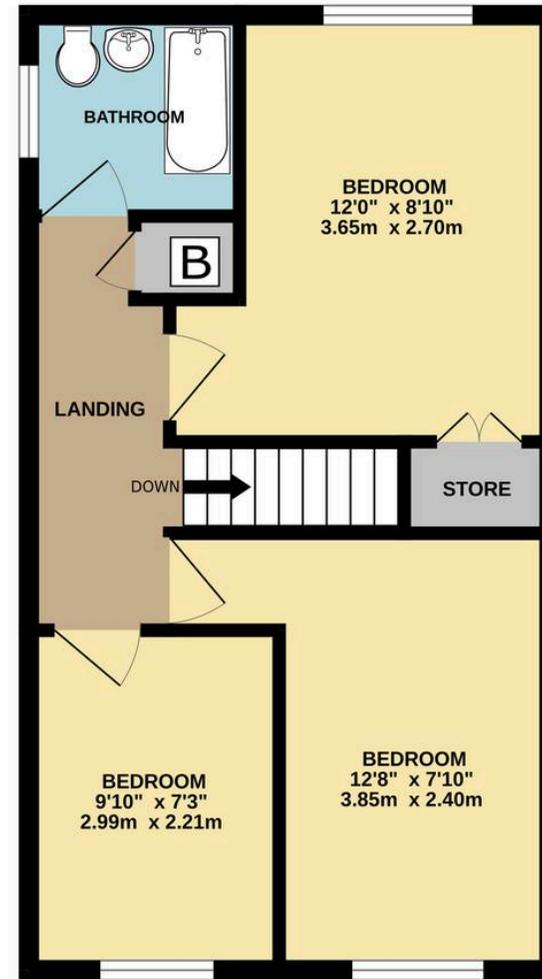




GROUND FLOOR



1ST FLOOR





# 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>

