



16 Mart Lane, Burscough
£950 Per Calendar Month

Situated in a village location, this well-presented property offers convenient living within easy walking distance of local shops, amenities and transport links.

The accommodation is arranged over two floors and comprises an entrance hall, lounge, dining room, sun room and kitchen to the ground floor. To the first floor are two bedrooms and a bathroom, providing comfortable and versatile living space.

Externally, the property benefits from off-road parking and an enclosed rear garden.

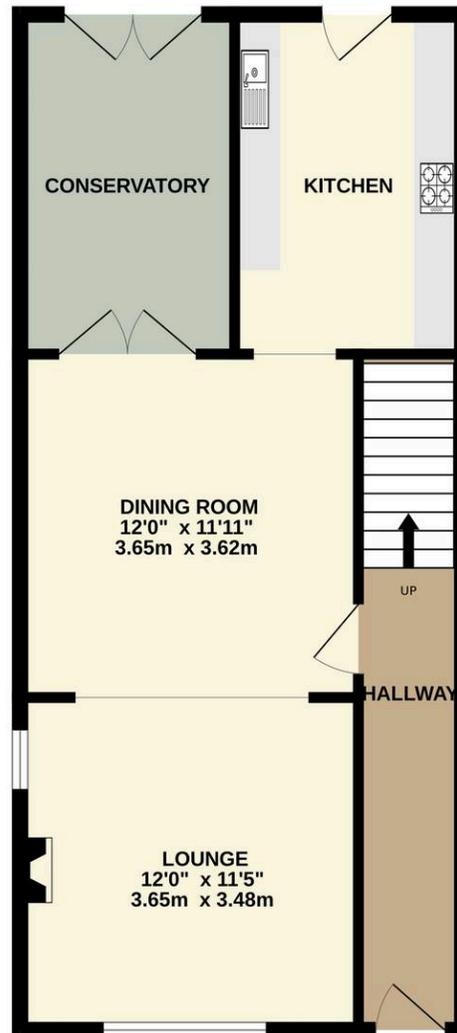
This attractive home is well suited to couples or small families seeking a property in a sought-after village setting.

Available from April.

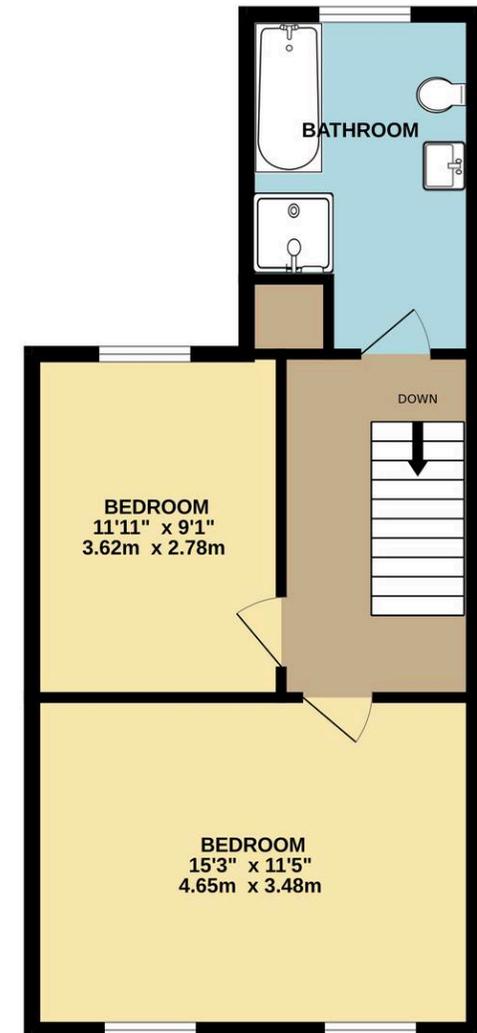
Council Tax band: A

- End Of Terrace House
- Two Bedrooms
- Two Receptions
- Sun Room
- Off Road Parking
- Village Location Walking Distance To Amenities
- Enclosed Rear Garden
- Available April

GROUND FLOOR



1ST FLOOR



Entrance

Front door into porch and door into hallway. Stairs to the first floor and door into the lounge.

Lounge

11' 7" x 10' 7" (3.54m x 3.22m)

Windows to the front and side, laminate flooring, gas fire and arch way through to the dining room.

Dining Room

11' 5" x 11' 10" (3.49m x 3.60m)

Open plan through to lounge with French doors to the sun room, under stairs storage cupboard, door to the kitchen and laminate flooring.

Kitchen

7' 10" x 13' 5" (2.38m x 4.09m)

An excellent range of eye and low level units incorporating 1 1/2 bowl stainless steel sink drainer unit, free standing cooker with extractor hood built over, partly tiled walls, tiled floor and door to the garden. Plumbed for automatic washing machine and dish washer.

Sun Room

6' 9" x 12' 10" (2.07m x 3.90m)

Windows to the side, French doors to the rear garden, laminate flooring and double doors from Lounge.

Bedroom One

11' 9" x 15' 5" (3.58m x 4.69m)

Two windows to front.

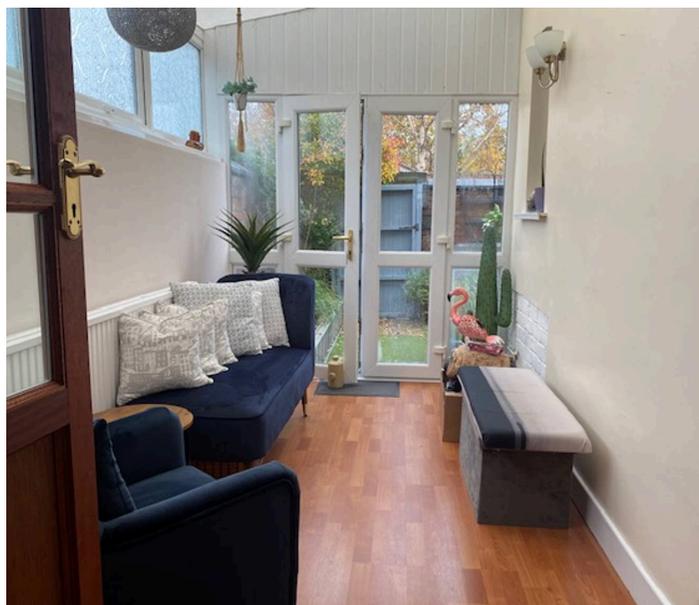
Bedroom Two

12' 0" x 9' 5" (3.67m x 2.87m)

Window to rear.

Bathroom

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls and window to the rear.



REAR GARDEN

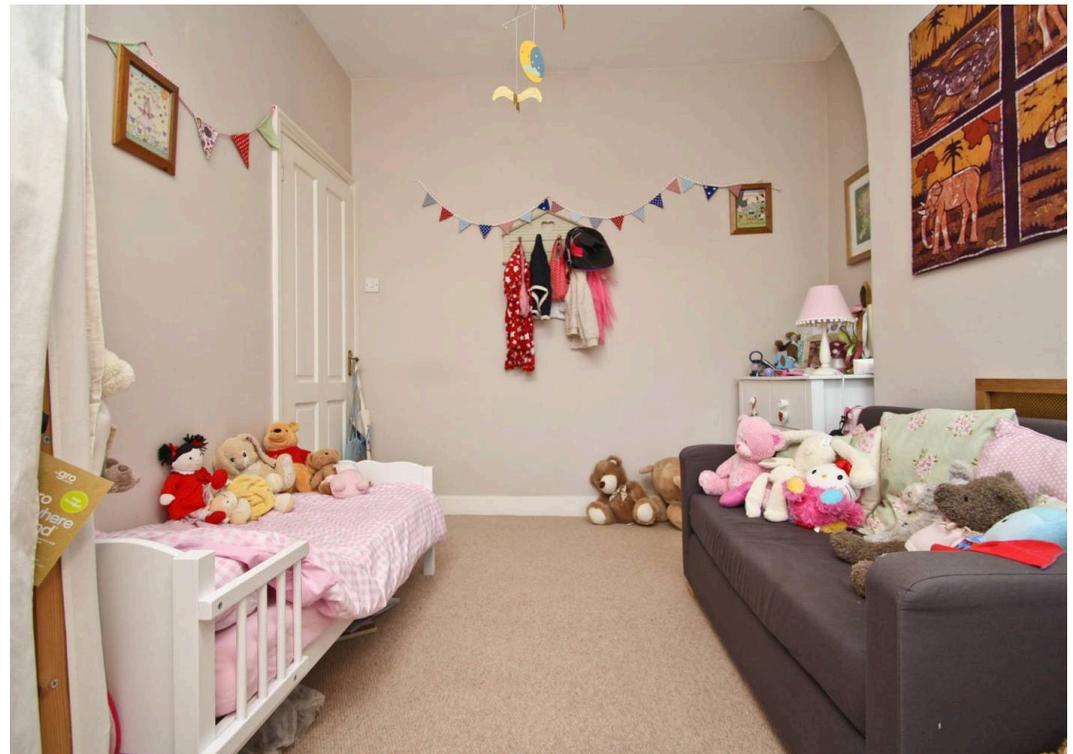
Rear garden is enclosed with wall and gate to rear. Sitting area to the rear of the property with access round the back

OFF STREET

1 Parking Space

Off road parking to side and rear.







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