



The Quays, Burscough, L40



2



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£115,000

- No Onward Chain
- Heart of Burscough Village
- Ground Floor Apartment
- Open Plan Kitchen/Living area
- 2 double bedrooms
- Convenient on-site parking
- Leasehold
- EPC rating D



Welcomed to the market with no onward chain and located in a well-maintained development in Burscough Town Centre - a spacious and bright 2-bedroom ground floor flat. Perfect for first-time buyers, retirees, or investors looking for a solid rental opportunity.

This beautifully maintained ground floor apartment features two generously sized double bedrooms, filled with natural light. A spacious open plan living and dining area perfect for entertaining with a modern kitchen offering with ample storage and a range of integrated appliances. A contemporary bathroom is finished with a white suite and clean finishes. The property includes convenient on-site parking, ground floor access ideal for step-free living and a secure entry system for added peace of mind.

Externally there are well-kept communal gardens and greenery provided by mature trees and shrubs which offer a pleasant outlook. Convenient on-site parking is provided by a communal car park at the front of the complex.

In brief these flat combines practical living with attractive surroundings in a well-maintained complex. Located a stone's throw from the Leeds Liverpool canal in the heart of Burscough Town Centre and allowing hassle free access to the amenities it has to offer.

Hallway 3.67m x 0.9m (12'0" x 3'0")

Entering a hallway which has an intercom system, laminate floor and doors to all rooms.

Living/Kitchen 6.27m x 3.52m (20'7" x 11'6")

An open plan living/kitchen has a window to the front aspect and French doors leading straight out into the communal outside space. The kitchen is finished with a range of units, stainless steel sink and drainer and integrated appliances. Integrated appliances include electric oven, gas hob and extractor.

Bedroom One 3.65m x 3m (12'0" x 9'10")

Window to the rear aspect.

Bedroom Two 2.38m x 2.98m (7'10" x 9'10")

Window to the rear

Bathroom 2.36m x 1.58m (7'8" x 5'2")

The bathroom suite comprises WC, pedestal sink and bath with shower over.

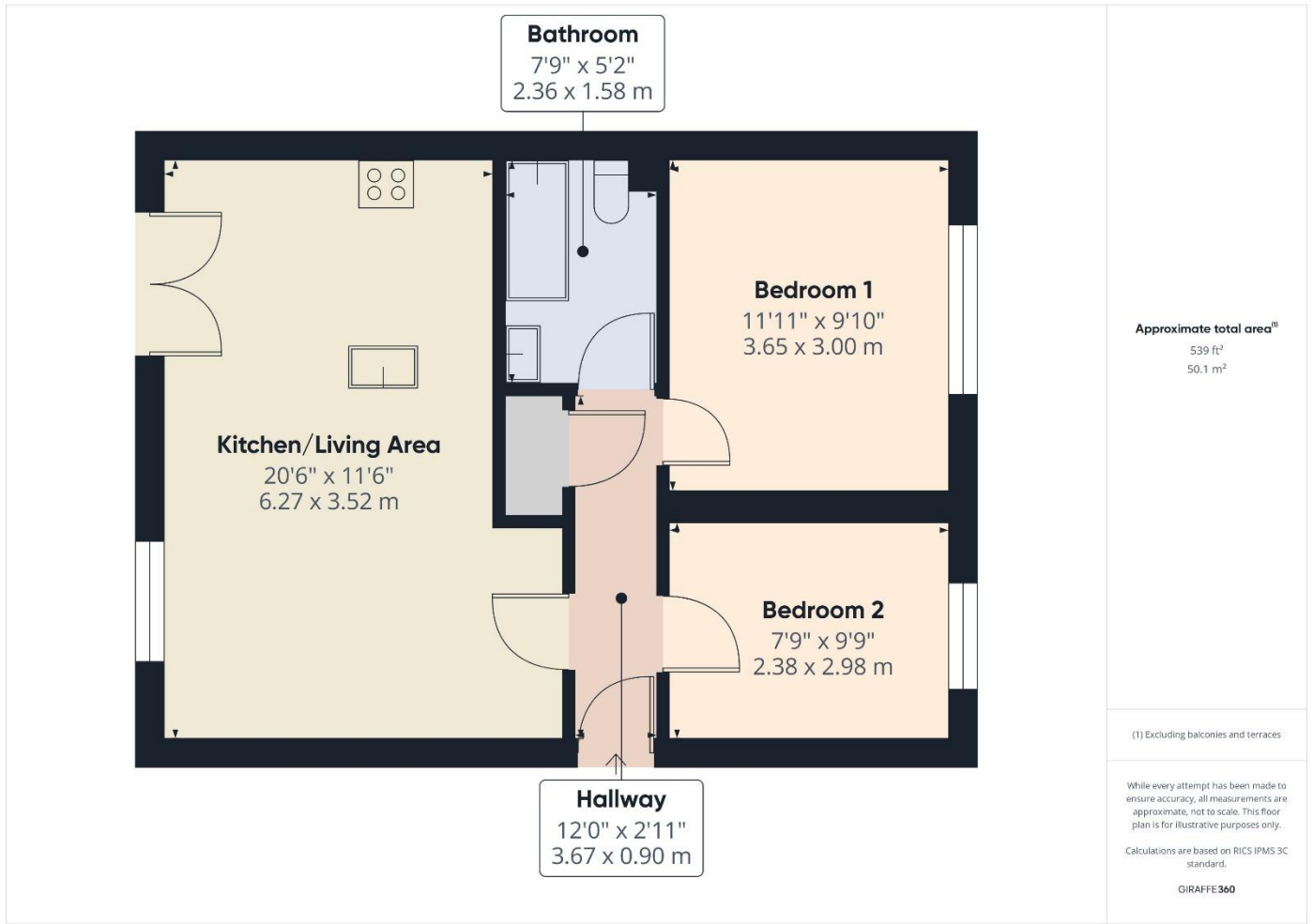
External

Externally there are well-kept communal gardens and greenery provided by mature trees and shrubs which offer a pleasant outlook. Convenient on-site parking is provided by a communal car park at the front of the complex.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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