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BRIGHOUSE  
WOLFF

52 Delph Drive, Burscough, Lancs. L40 5BE  
£139,950





52 Delph Drive, Burscough, Lancs. L40 5BE

A modern & well presented 2 bedroom ground floor apartment with No Chain Delay, which is situated in a much sought after canal side development within the ever popular village of Burscough.

This superb and modern ground floor apartment is situated within the sought after 'Delph Drive' development and therefore enjoys a very desirable location whilst being ideally situated close to numerous local amenities including schools and shops. The property is a brisk walk or short drive from both of the village's railway stations, which provide direct access into Liverpool, Preston & Manchester. Access to the Motorway Network (M58) is located at nearby Bickerstaffe, whilst Burscough village centre with it's variety of supermarkets, shops, restaurants and bars is also situated within a short distance.

Edge Hill University and Ormskirk Hospital are both located in nearby Ormskirk.

The accommodation, which is immaculately presented throughout, briefly comprises, Communal Hallway, entrance hallway, Lounge, dining room, modern fitted kitchen with appliances, 2 bedrooms & modern shower suite. To the exterior are well maintained communal garden areas and car parking with a dedicated parking space.

Further benefits include Gas central heating with combination boiler & double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

## ACCOMMODATION

### COMMUNAL HALLWAY

A Security intercom access system provides secure access into a large communal hallway with stairs & post boxes.

### GROUND FLOOR

#### APARTMENT 52

#### ENTRANCE HALLWAY

Provides access into all accommodation. Timber front door, ceiling lighting.

#### LOUNGE

14'5" x 10'9" (4.41 x 3.28)

With double glazed double doors leading onto a flagged patio area, double glazed window, TV Ariel point, ceiling light points and wall lighting. Open plan though to the dining room.

#### DINING ROOM

9'0" x 7'8" (2.76 x 2.35)

Upvc double glazed window, radiator panel, ceiling lighting and modern contrasting flooring.

#### FITTED KITCHEN

8'6" x 7'3" (2.61 x 2.23)

Fitted with a modern and comprehensive range of wall and base units finished in white gloss, together with contrasting dark coloured work surfaces and contemporary tiled splash backs. Built in appliances including gas hob, oven & extractor chimney. Stainless steel 1 1/2 bowl sink and drainer unit, plumbing for washing machine, double glazed window and recessed spotlighting.

## BEDROOM 1

11'8" x 11'6" (3.56 x 3.53)

Double glazed window, radiator panel, a range of fitted bedroom furniture and wardrobes, ceiling light point & door leading into the shower suite.

## JACK & JILL SHOWER ROOM

9'4" x 7'3" (2.85 x 2.22)

Fitted with a modern three piece shower suite in white comprising; a large corner shower cubicle with overhead mixer shower, tiling and shower screens, low level wc, vanity wash basin and fitted vanity unit and storage cupboards, partially tiled walls, double glazed frosted window, heated radiator/towel rail, ceiling lighting.

## BEDROOM 2

9'1" x 8'6" (2.77 x 2.61)

Double glazed window, radiator panel, a range of fitted bedroom furniture, ceiling light point

## EXTERIOR

### PARKING

The property has the benefit of an allocated parking space adjacent to the front of the property.

The car park area also has several marked visitor parking spaces.

### COMMUNAL GARDENS & MORE

Well stocked and well kept communal gardens surround the development along with communal refuge areas, facilities etc.

A flagged patio/seating area is located adjacent to the lounge area and overlooks the adjacent park area.

The Leeds Liverpool Canal is also within very close proximity and provides excellent views and canal side walks.

## MATERIAL INFORMATION

## TENURE

LEASEHOLD.

DATE; 17 JUNE 2004

TERM: 999 YEARS FROM 1 JANUARY 2003

## MANAGEMENT & LEASE CHARGES

The Management Charges for 1st January - 31st December, 2024 are £1035 per annum.

There is a ground rent of £150 per annum.

## COUNCIL TAX

Band: B

Charge: £1689.67 - 2023/24

From West Lancs. Council Website

## MOBILE & BROADBAND

Standard Broadband available.

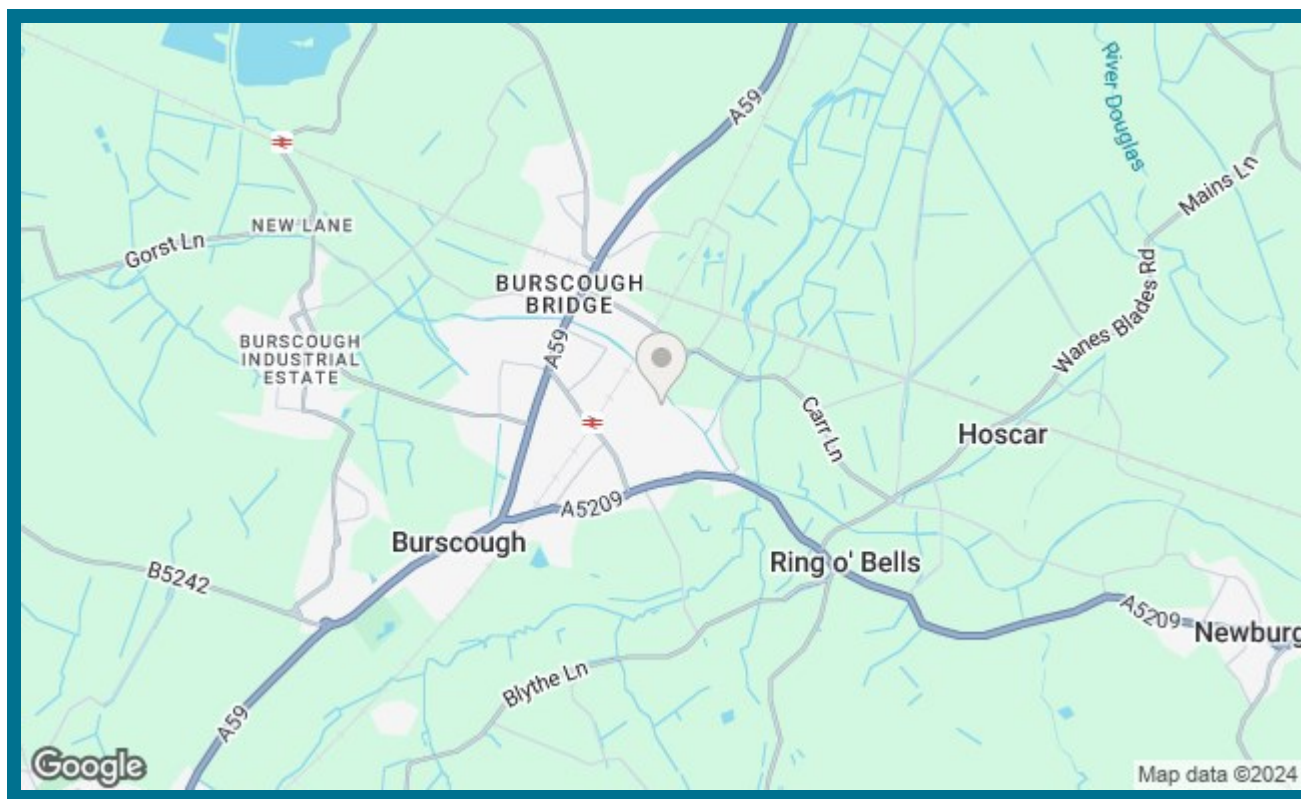
Mobile voice & data available.

OfCom Website.

## CONSTRUCTION

A two storey purpose built block of several apartments - brick with a pitched tiled roof.

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



