





## Mill Lane, Burscough

Upper floor apartment located on Mill Lane, close to local amenities. The property has recently been updated and is marketed with NO ONWARDS CHAIN. The property briefly comprises of an open plan kitchen dining lounge with a balcony overlooking the canal, two bedrooms and bathroom. The apartment also benefits from communal gardens and allocated parking.

Council Tax band: B

Tenure: Leasehold

- Upper Floor Apartment
- Two Bedrooms
- Open Plan Lounge Kitchen
- Balcony With Canal Views
- Recently Decorated
- Allocated Parking
- Communal Gardens Overlooking Canal
- NO ONWARDS CHAIN





### Entrance Hall

Front door into hallway with doors leading to lounge kitchen, bathroom and both beds. Storage cupboard. Laminate flooring.

### Lounge

14' 5" x 13' 0" (4.40m x 3.96m)

Open plan kitchen dining. Both window and French doors to balcony which overlooks canal. Laminate flooring.

### Kitchen Dining

8' 6" x 12' 2" (2.59m x 3.71m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with extractor build over and built in electric oven.

Breakfast bar. Partly tiled walls and laminate flooring.

Plumbed for washing machine. Window to rear.

### Bedroom One

9' 9" x 12' 9" (2.98m x 3.89m)

Two windows to front, laminate flooring and new double wardrobe with sliding mirrored doors.

### Bedroom Two

8' 5" x 9' 9" (2.57m x 2.98m)

Window to front and laminate flooring.

### Bathroom

5' 9" x 8' 8" (1.76m x 2.65m)

Three piece suite comprising panelled bath with mixer shower over and screen. Pedestal wash hand basin and low level WC. Partly tiled walls and tiled flooring. Heated towel rail and window to side.





**FRONT GARDEN**

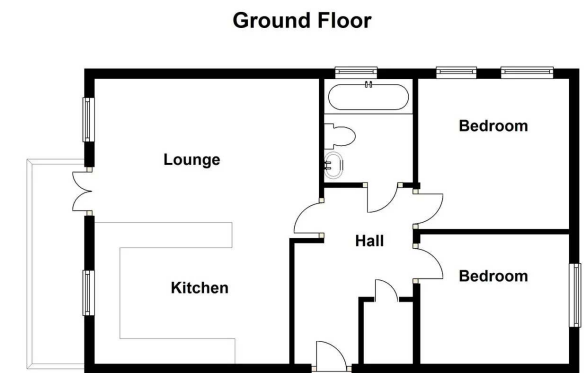
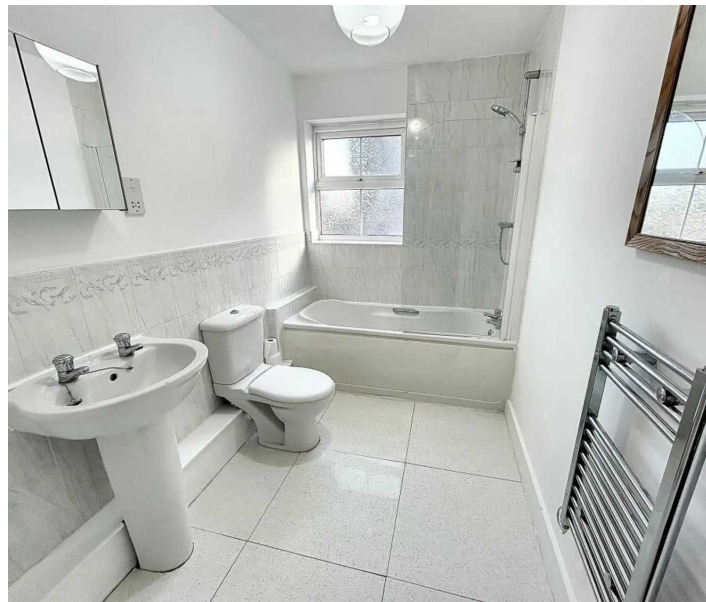
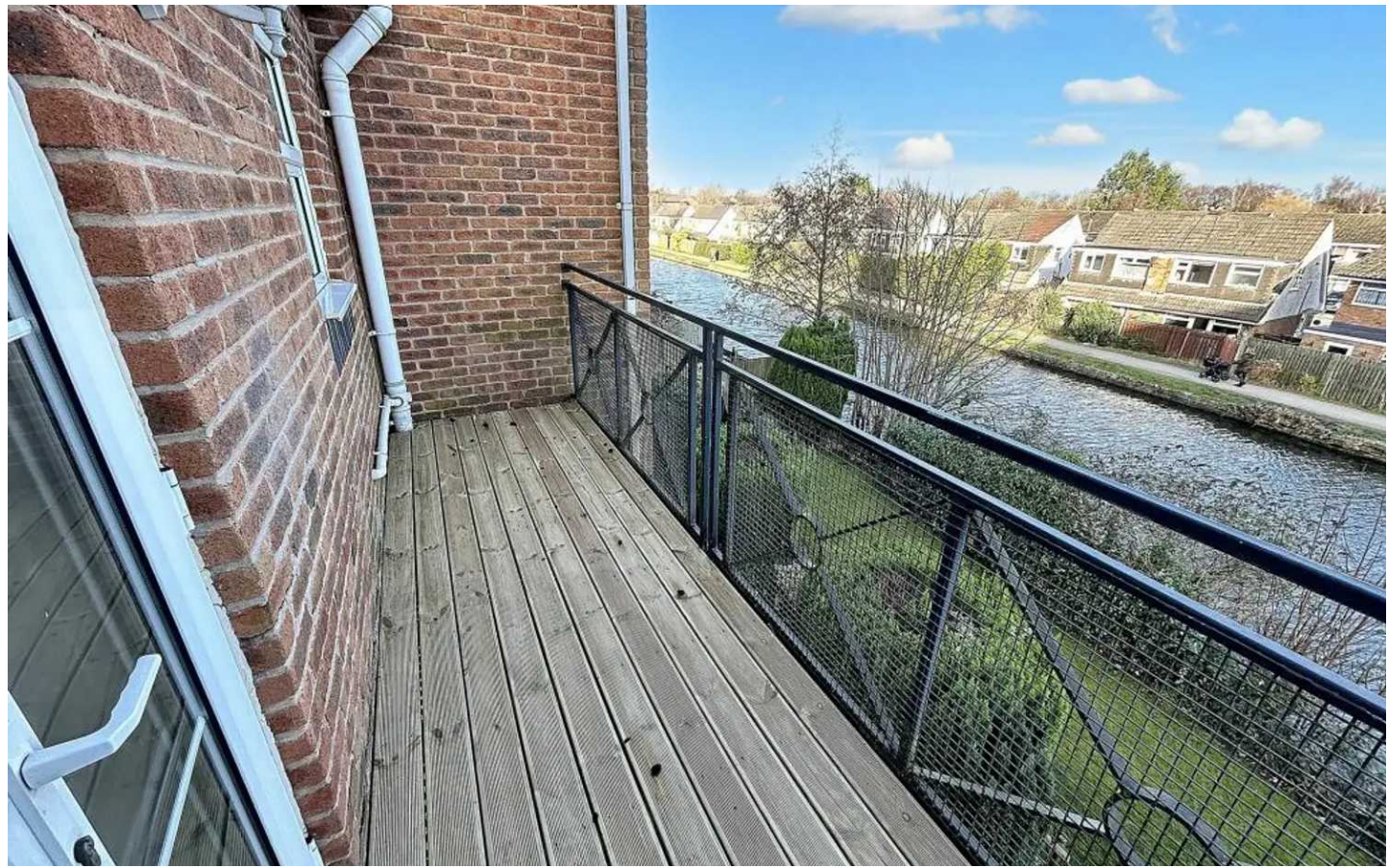
Blocked paved parking - allocated parking.

**COMMUNAL GARDEN**

Communal rear garden overlooking the canal.

**ALLOCATED PARKING**

1 Parking Space



This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.  
Plan produced using The Mobile Agent.





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