



**Apartment 13, The Quays, Burscough**

**Offers in Region of £115,000**

## The Quays

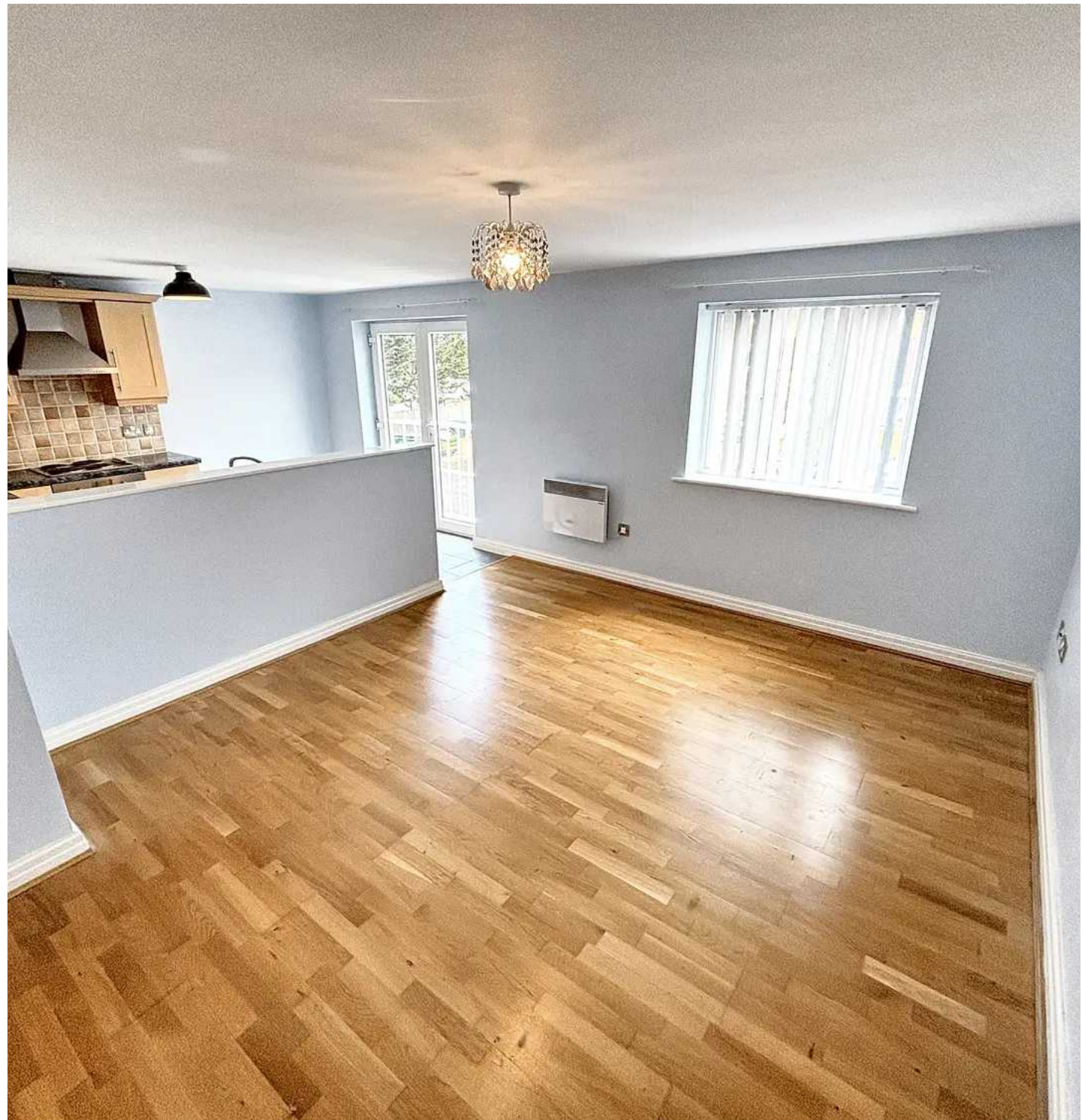
Upper floor apartment located on 'The Quays' complex in the village of Burscough close to many amenities. The apartment comprises of hall, open plan kitchen living, two double bedrooms and bathroom. Communal gardens and parking. Marketed with NO ONWARDS CHAIN

Council Tax band: B

Tenure: Leasehold

### Key Features:

- 1st Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen Lounge
- Juliette Balcony
- Parking
- Walking Distance To Village
- Attention First Time Buyers
- NO ONWARDS CHAIN



**Entrance Hall**

Front door to hallway then doors leading to two bedrooms, bathroom and lounge/kitchen.

**Kitchen/ Lounge**

11' 9" x 20' 8" (3.57m x 6.31m)

A good range of eye and low level units incorporating a stainless steel sink drainer unit. Built in electric hob with canopy style extractor hood built over. Built in electric oven. Partly tiled walls. Plumbed for automatic washing machine. Window to front. Juliette balcony.

**Bedroom One**

10' 0" x 12' 11" (3.06m x 3.93m)

Windows to side. Fitted wardrobes.

**Bedroom Two**

9' 5" x 11' 9" (2.88m x 3.58m)

Two windows to side.

**Bathroom**

7' 11" x 5' 4" (2.42m x 1.63m)

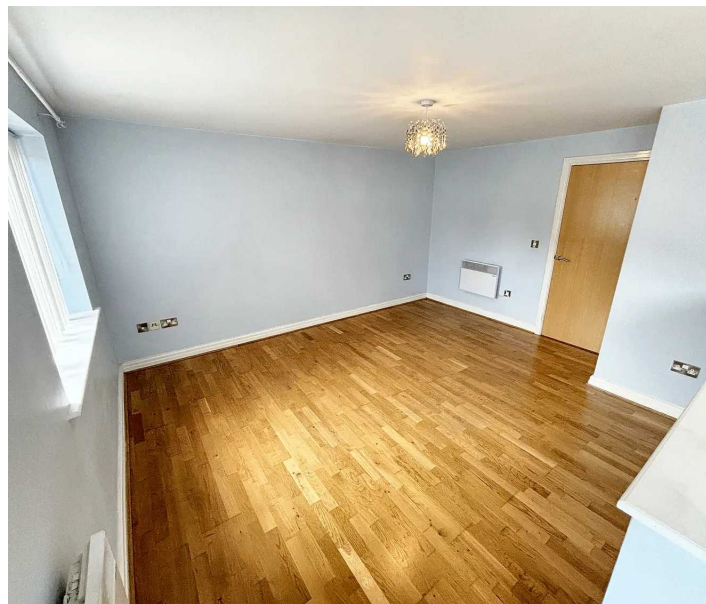
Three piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Partly tiled walls. Tiled floors.

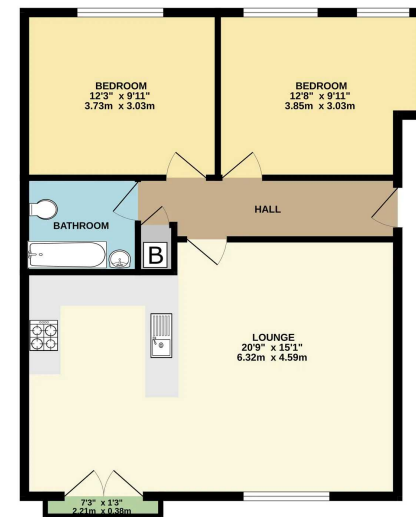
**Communal Garden**

Communal gardens to side.

**Allocated parking**

2 Parking Spaces





While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plan does not show any items that are not included in the property particulars. The purchaser should verify the accuracy of the floorplan and measurements and any other information in their own capacity or otherwise can be given. Made with Measure (C)2012



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