



Flat 26, Stanley Court Lord Street, Burscough
Offers In The Region Of £135,000

This upper floor maisonette flat is spread across two floors. The first floor features a spacious lounge, a convenient WC, and a well-equipped kitchen with a dining area. Upstairs, you'll find three comfortable bedrooms and a family bathroom. The property also benefits from a walk-out balcony, communal gardens, and off-road parking. Located within the village of Burscough this flat is within walking distance to village amenities, including shops, doctors, and primary schools, this home offers both convenience and comfort.

Council Tax band: A

Tenure: Leasehold

- Upper Floor Maisonette Flat
- Three Double Bedrooms
- Open Plan Kitchen Dining
- Walk Out Balcony
- Walking Distance To Village Amenities
- Communal Gardens & Off Road Parking
- Double Glazed & Gas Central Heating
- Communal Entrance



Entrance Hall

Front door to hallway with doors leading to cloak, dining kitchen, lounge and stairs to 1st floor. Laminate flooring.

WC

Two piece suite comprising pedestal wash hand basin and low level WC. Window to front.

Lounge

14' 8" x 12' 11" (4.46m x 3.94m)

Two windows to rear and door on to balcony. Laminate flooring and door into kitchen.

Kitchen Dining

12' 2" x 12' 3" (3.70m x 3.73m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Plumbed in for washing machine. Two windows to front.

Landing

Doors leading to bathroom, three bedrooms and storage cupboard. Window to side.

Bedroom One

12' 3" x 9' 1" (3.73m x 2.77m)

Window to front.

Bedroom Two

Window to rear and storage cupboard.

Bedroom Three

7' 7" x 9' 7" (2.30m x 2.91m)

Window to rear.

Bathroom

5' 11" x 5' 8" (1.80m x 1.73m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Window to side.



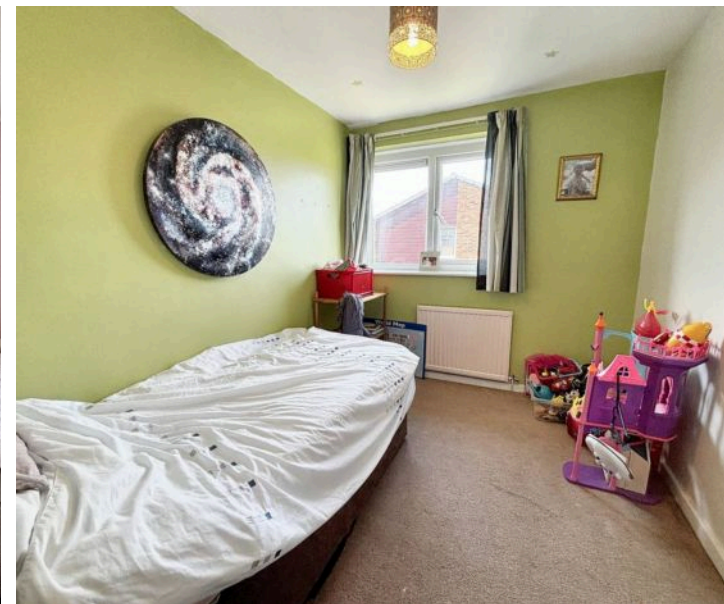
COMMUNAL GARDEN

Communal garden to rear.

OFF STREET


2 Parking Spaces

Carpark to side and rear.



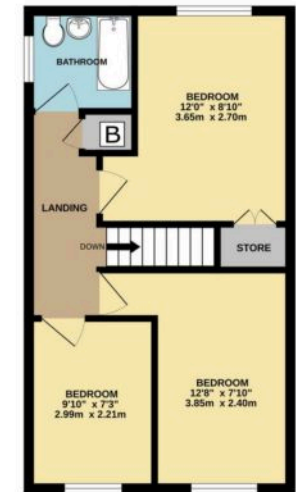


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan composed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1000



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