



A Rare Gem – Spacious 1-Bedroom Apartment In A Sought After Area

Set within an exclusive block The Mansion House is made up of just four apartments, this sought-after property offers a unique opportunity for village living with modern comfort. This apartment boasts a generously sized lounge with a charming bay window, a sleek contemporary kitchen with integrated appliances, a modern bathroom, and a spacious master bedroom complete with fitted wardrobes for ample storage. Additional benefits include allocated parking, garden space, and no onward chain. Ideally located within walking distance to village amenities and train links, this is a must-see home not to be missed.

- Ground Floor Apartment
- One Master Bedroom
- Modern Throughout
- Sought After Location
- Walking Distance To Village
- Gas Central Heating & Double Glazed
- Allocated Parking
- No Onwards Chain



Entrance Hall

Front door to hall with doors leading to lounge, kitchen bathroom and bedroom.

Lounge

20' 3" x 15' 3" (6.18m x 4.65m)

Bay window to front and windows to side. Smeg electric fire.

Kitchen

11' 3" x 11' 5" (3.43m x 3.48m)

An excellent range of eye and low level units incorporating a one and a half sink and drainer unit. Built in electric hob with canopy style extractor hood over and built in electric oven. Integrated fridge, freezer and washing machine. Storage cupboard with boiler in, windows to side and a tiled floor.

Bathroom

6' 0" x 7' 6" (1.84m x 2.29m)

Three piece suite comprising of a panelled bath with electric shower over and screen, wash hand basin and a low level WC. Heated towel rail with tiled flooring and partly tiled walls.

Master Bedroom

14' 7" x 10' 0" (4.45m x 3.06m)

Windows to side. Fitted wardrobes with mirrored doors and built in dressing table.

Communal Garden

Communal yet private gardens lawned.

Allocated parking

1 Parking Space - Allocated numbered parking.







Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • <http://vepm.co.uk>

