



**Apt 29, Ainscough Mill, Mill Lane**  
**£1,000 Per Calendar Month**

Located on the third floor of the sought-after **Ainscough Mill** development, this modern apartment offers stylish, low-maintenance living in the heart of the village – just a short walk from local amenities and excellent transport links.

The accommodation comprises an entrance hall leading to a bright open-plan lounge, dining, and kitchen area, complete with integrated appliances and large windows that flood the space with natural light. There are two generous double bedrooms, including a master with en-suite shower room, alongside a contemporary main bathroom.

Externally, the property benefits from **two allocated parking spaces** and access to well-maintained **communal gardens**, providing pleasant outdoor space for residents.

Perfect for professionals or couples seeking convenience and comfort, this apartment will be **available from November** – early viewing is highly recommended. If the Landlord is willing to accept pets, then the monthly rent will be an additional £50pcm. Victoria Estates politely ask you to contact the office before viewing internally or externally

Council Tax band: B

- 3rd Floor Apartment
- Open Plan Lounge-Kitchen
- En-suite & Bathroom
- 2 Allocated Parking Spaces
- Modern Throughout
- Walking Distance To Village
- Spacious & Bright



### Entrance Hall

Front door into hallway with doors to both bedrooms and bathroom and door to lounge/kitchen. Storage cupboard.

### Lounge

16' 0" x 11' 11" (4.89m x 3.63m)

Open plan into kitchen. Two windows to the front and one to the side.

### Kitchen

9' 8" x 9' 8" (2.95m x 2.95m)

An excellent range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit, electric hob with extractor over and electric oven. Integrated fridge/freezer and washing machine. Window to the side. Laminate flooring.

### Bedroom One

10' 6" x 14' 1" (3.20m x 4.30m)

Window to front. Door to En-suite.

### En-suite

4' 11" x 5' 4" (1.50m x 1.63m)

Three piece suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Partly tiles walls.

### Bedroom Two

9' 9" x 12' 2" (2.96m x 3.72m)

Window to side.

### Bathroom

6' 2" x 7' 10" (1.89m x 2.40m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Partly tiled walls.



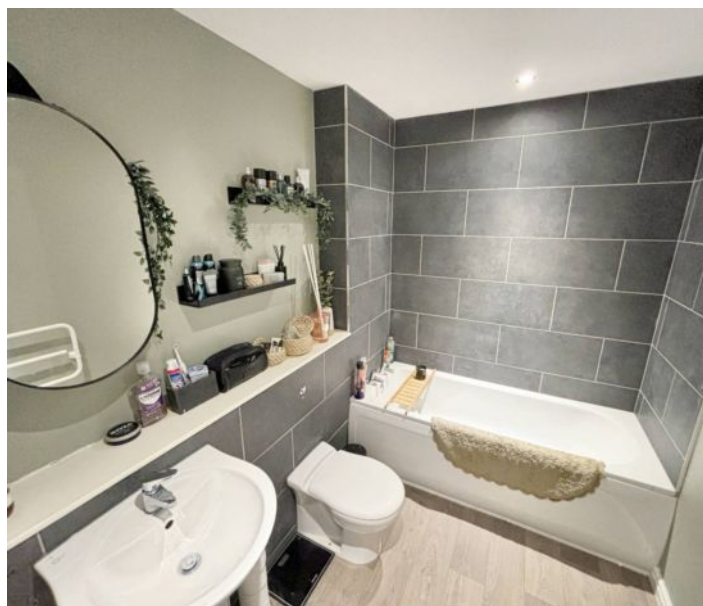
## COMMUNAL GARDEN

Communal gardens overlooking canal.

## ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces.

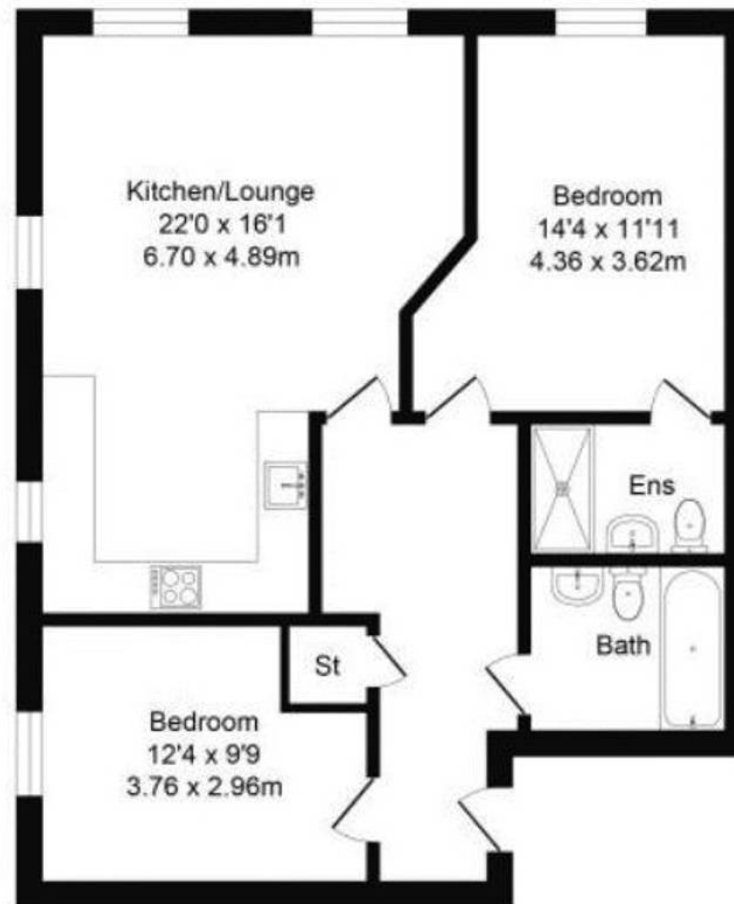




# Ainscough Mill, Burscough

## Total Approx. Floor Area 783 Sq.ft. (72.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor  
Area 783 Sq.Ft  
(72.7 Sq.M.)



# Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • [tori@vepm.co.uk](mailto:tori@vepm.co.uk) • <http://vepm.co.uk>



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT