



### **Ground Floor Apartment to Let – Available Immediately**

A stylish ground floor apartment featuring a modern kitchen opening into a spacious lounge with French doors leading out to the rear patio area. The property offers two double bedrooms, including a master with en-suite, plus a separate bathroom. Further benefits include a single garage, off-road parking, and access to well-maintained communal gardens.

Council Tax band: B

- Ground Floor Apartment
- Two Double Bedrooms One Featuring En-Suite
- Spacious Lounge With French Doors To Rear Garden
- Single Garage With Electrics
- Allocated Parking – Off Road
- Intercom System
- Well Maintained Communal Gardens
- Available Now



### Entrance Hall

Front door into hallway with doors leading to utility cupboard and inner hall.

### Utility Cupboard

Plumbed in for washing machine and space for dryer.

### Lounge

15' 7" x 11' 10" (4.76m x 3.60m)

Open plan into kitchen and French doors leading to rear garden.

### Kitchen

A good range and eye and low level units incorporating a stainless steel sink and drainer unit, built in electric hob with extractor over and built in electric oven. Integrated fridge freezer and breakfast bar. Window to front.

### Bedroom One

9' 8" x 7' 9" (2.94m x 2.37m)

Window to rear, door into En-suite and built in double wardrobes.

### En-suite

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC.

### Bedroom Two

11' 4" x 7' 11" (3.45m x 2.41m)

Built in wardrobe and window to rear.

### Bathroom

Three piece suite comprising panelled bath, vanity wash hand basin and low level WC. Window to front.

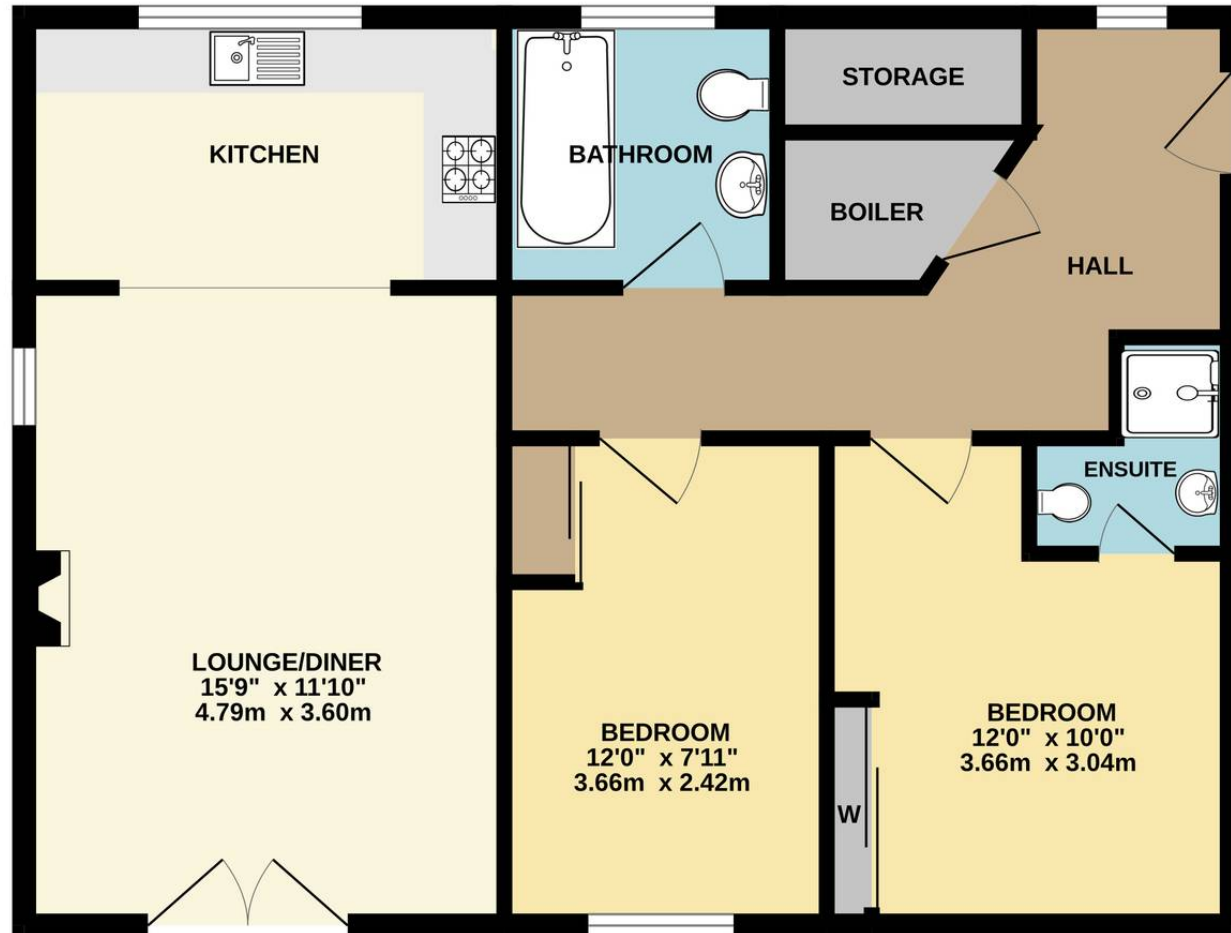
### Communal Garden

Communal gardens to rear and side.





## GROUND FLOOR





# 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>



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