



**72 Delph Drive, Burscough**  
**£950 Per Calendar Month**



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT

## Delph Drive, Burscough

Located within the highly desirable Heathfields development, this attractive upper floor two-bedroom apartment benefits from its own private entrance, allocated parking, and a separate storage outbuilding, making it a rare and practical offering.

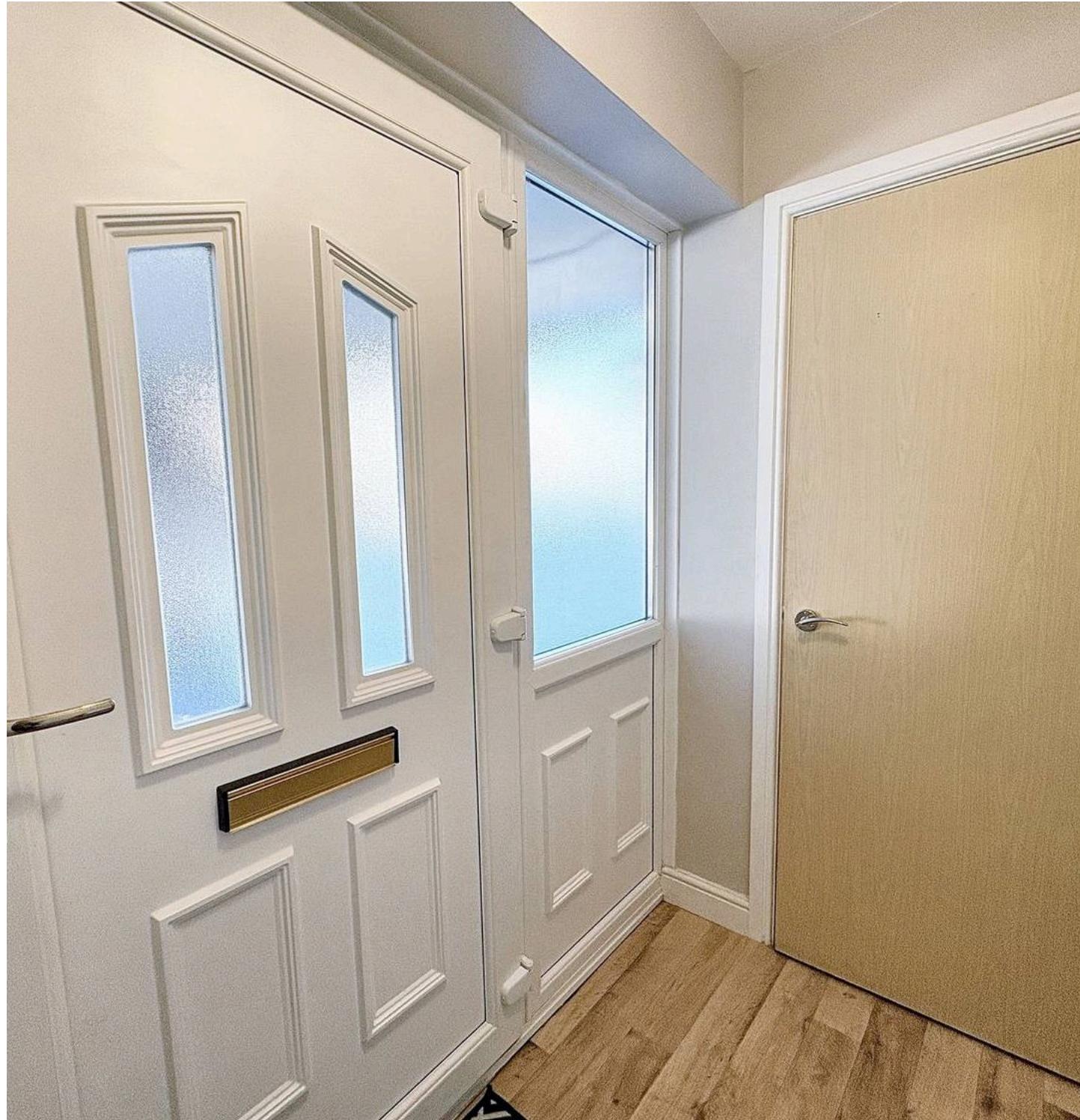
The accommodation comprises a private entrance hall with stairs to the landing, a bright and spacious open-plan lounge and dining area, two well-proportioned bedrooms, and a modern bathroom.

The property is ideally suited to professionals, couples, or downsizers seeking a low-maintenance home in a popular residential location with excellent access to local amenities and transport links.

Available now – early viewing is highly recommended.

Council Tax band: B

- Upper Floor Apartment
- Private Entrance Door
- Two Bedrooms
- Open Plan Lounge Kitchen
- Additional Outbuild Storage
- Allocated Parking
- Available Now



**Entrance**

Private front door into porch area, cupboard to boiler and storage and stairs to 1st floor.

**Landing**

Window to front and door into lounge.

**Lounge Kitchen**

Open plan into kitchen, windows to front and doors into both bedrooms and bathroom. The Kitchen comprises of a good range of eye and low level units incorporating a stainless steel sink and drainer unit, built in electric hob and oven with canopy style extractor over. Freestanding fridge and freezer. Plumbed in for washing machine.

Laminate flooring.

**Bedroom One**

Window to rear.

**Bedroom Two**

Window to rear and built in storage cupboard.

**Bathroom**

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

**Allocated parking**

2 Parking Spaces





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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>

