



**26 Orrell Lane, Burscough**  
**£950 Per Calendar Month**



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT

Situated in the heart of the village on Orrell Lane, this well-presented rental property is ideally located within walking distance of all local amenities, shops, and transport links.

The accommodation comprises two reception rooms providing flexible living and dining space, a modern fitted kitchen, two bedrooms, and a contemporary bathroom. The property is well maintained throughout, offering comfortable and practical living.

Externally, the home benefits from a front walled garden and a rear yard, providing useful outdoor space.

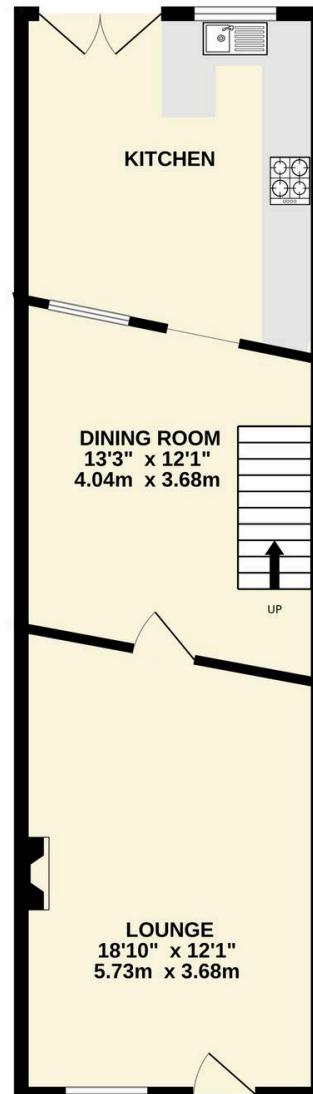
Available now, this property is ideal for tenants seeking convenience and village living. Early viewing is highly recommended.

Council Tax band: B

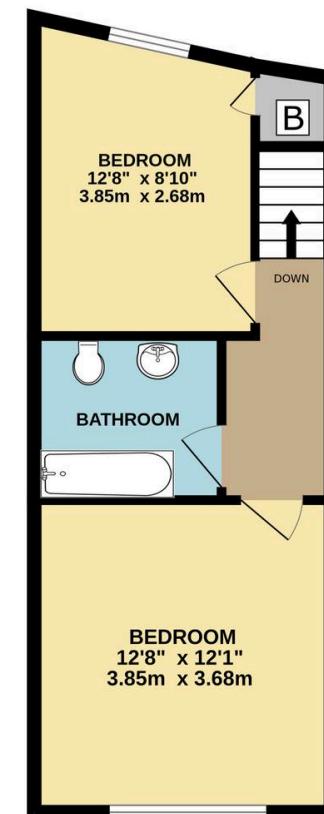
Tenure: Freehold

- Semi Detached House
- Two Double Bedrooms
- Two Receptions
- Rear Garden
- Great Location
- Walking Distance To Amenities
- Available Now
- Additional £50pcm if pets are accepted by landlord.

GROUND FLOOR



1ST 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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**Lounge**

18' 7" x 12' 0" (5.67m x 3.65m)

Front door into lounge with window to front, fireplace and door into dining room. Laminate flooring.

**Dining Room**

11' 11" x 12' 8" (3.64m x 3.85m)

Window to side and open window into kitchen along with door. Stairs to 2st floor.

**Kitchen**

12' 5" x 12' 2" (3.79m x 3.71m)

A good range of eye an low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor hood built over and built in electric oven. Partly tiled walls, laminate flooring and space for fridge freezer, plumbed for washing machine. Window to rear and French doors to rear garden.

**Landing**

Doors to both bedrooms and bathroom.

**Bedroom One**

11' 11" x 12' 8" (3.63m x 3.87m)

Window to front.

**Bedroom Two**

8' 11" x 13' 0" (2.71m x 3.96m)

Window to rear and storage cupboard. Loft access.

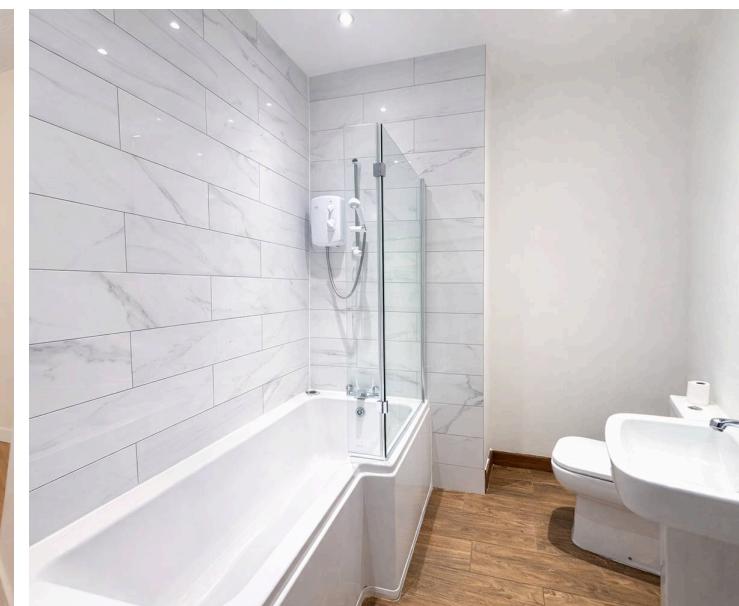
**Bathroom**

8' 8" x 6' 4" (2.65m x 1.92m)

Three piece suite comprising on panelled bath with electric shower over and screen, pedestal wash hand basin and low level WC. Partly tiled walls and tiled flooring.

**Front Garden** - Small flagged walled garden with access down side to rear garden yard.

**Rear Garden** - Rear garden mainly flagged with area for wooden shed/storage.







## Victoria Estates & Property Management

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