



## **The Quays, Burscough, Ormskirk, L40 5TW** **Offers in the region of £119,995**

Grosvenor Waterford are delighted to offer for sale this well presented purpose built ground floor, two bedroom apartment situated in popular Burscough and convenient for local shops, schools and the Leeds Liverpool Canal. The accommodation briefly comprises; entrance hall, open plan reception room and kitchen, two bedrooms and a bathroom. The property also benefits from uPVC double glazing, electric heating, intercom access and allocated car parking and is offered with the added advantage of no ongoing chain. Viewing is highly recommended.



### Entrance Hall

lamine flooring, electric storage heater

### Lounge

uPVC double glazed french doors to rear aspect, laminate flooring, electric storage heater, open to kitchen

### Kitchen

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, tiled floor and splashbacks, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to front aspect

### Bedroom 1

uPVC double glazed window to front aspect, electric storage heater

### Bedroom 2

uPVC double glazed window to rear aspect, electric storage heater

### Bathroom

white suite comprising; panelled bath with mixer shower tap attachment, low level w.c., wash hand basin, tiled floor and part tiled walls

### Outside

### Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-81) B                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-81) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 69      | 68        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |