



VICTORIA ESTATES
&
PROPERTY MANAGEMENT

44 Mart Lane, Burscough
£850 Per Calendar Month

Available immediately, this traditional back-to-back terrace offers well-presented accommodation and is ideally suited to professionals, couples, or sole occupancy who are looking for a home in a convenient location.

The property comprises a bright and spacious open-plan lounge and kitchen, creating a modern living space. To the first floor are two bedrooms and a bathroom, providing a cosy accommodation throughout.

Externally, the property benefits from the use of a private outbuilding, ideal for additional storage, together with the added advantage of off-road parking to the rear.

Ready for immediate occupation, this fantastic home offers practical living with excellent outside facilities. Early viewing is highly recommended.

Council Tax band: A

- Front Terrace House
- Newly Renovated Throughout
- Two Bedrooms
- Off Road Parking To The Rear
- Outbuilding For Storage
- Walking Distance To Village Amenities
- Available Now



Entrance

Front door into kitchen lounge.

Kitchen/Lounge

12' 10" x 15' 11" (3.92m x 4.85m)

A range of eye and low level units incorporating a stainless steel sink and drainer, built in electric oven and hob with extractor over. Open plan into lounge with two windows to the front, stairs to 1st floor and understairs storage.

Bedroom One

10' 2" x 8' 1" (3.11m x 2.47m)

Window to front.

Bedroom Two

7' 11" x 7' 5" (2.42m x 2.27m)

Window to front, boiler which will be boxed in.

Bathroom

5' 0" x 4' 8" (1.53m x 1.42m)

Three piece suite comprising corner shower unit with shower over, vanity wash hand basin and low level WC. Laminate flooring and heated towel rail.

Off street

1 Parking Space

Off road parking the the rear.









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