



92 Delph Drive, Burscough

In Excess of £145,000

Delph Drive, Burscough

Located on Delph Drive in Heathfields, this well-presented two-bedroom apartment is set within a popular and convenient residential development, ideally positioned within walking distance of the train line, perfect for commuters and those seeking easy access to local amenities. The accommodation comprises an entrance hall, a bright and spacious open plan lounge, dining and kitchen area, two bedrooms, and a bathroom, offering comfortable and practical modern living. Set in a desirable location, this apartment is well suited to professionals, couples or small families looking for a well connected home in a sought after development. Marketed with no onwads chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 2nd Floor Apartment
- Two Bedrooms
- Open Plan Lounge Kitchen
- Allocated Parking
- Gas Central Heating & Double Glazed
- Popular Location
- Walking Distance To Trainline
- No Onwards Chain



Entrance Hall

Front door to hallway with doors leading to lounge, both bedrooms and bathroom.

Lounge

14' 9" x 10' 6" (4.50m x 3.20m)

Window to side, laminate flooring and open plan into kitchen.

Dining

8' 11" x 7' 5" (2.73m x 2.25m)

Window, laminate flooring and open plan into kitchen.

Kitchen

7' 5" x 8' 4" (2.27m x 2.55m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor hood built over, integrated washing machine and fridge freezer. Boiler and window to side.

Bedroom One

11' 9" x 11' 8" (3.57m x 3.56m)

Window to side.

Bedroom Two

8' 6" x 9' 2" (2.58m x 2.80m)

Window to side.

Bathroom

9' 5" x 6' 0" (2.86m x 1.82m)

Four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and window.

Allocated parking

2 Parking Spaces -Allocated parking with visitor space available on 1st come 1st serve basis.

Communal Garden

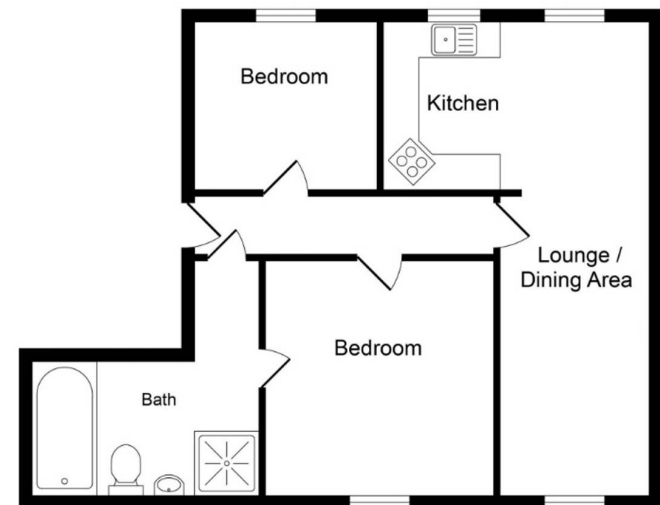
Communal garden area.





Total Approx. Floor Area 614 Sq.ft. (57.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Approx. Floor
Area 614 Sq.Ft
(57.0 Sq.M.)**



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>

