



88 Delph Drive, Burscough

Ormskirk

£142,500

Situated within the highly sought-after Heathfields development, this beautifully presented two bedroom apartment offers stylish, low maintenance living and is perfect for first-time buyers, downsizers, or investors alike. Finished to a high standard throughout and ready to move straight into, the accommodation comprises a welcoming entrance hall, a bright and spacious open plan lounge and dining area flowing seamlessly into the modern kitchen, two bedrooms, and a contemporary four piece bathroom. Externally, the property benefits from allocated parking together with well maintained communal grassed areas, providing attractive surroundings for residents to enjoy. Offered to the market with no onward chain, this turnkey apartment presents an excellent opportunity to purchase a stylish home within a popular and convenient location.

Council Tax band: B

Tenure: Leasehold

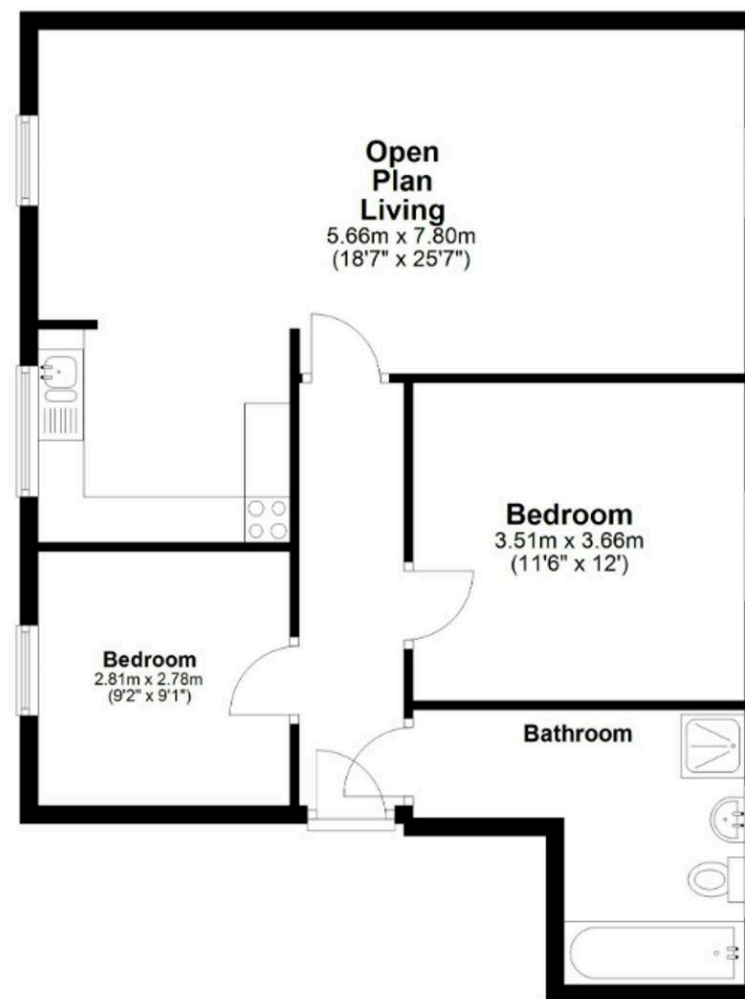
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Upper Floor Apartment
- Two Bedrooms
- Open Plan Lounge Kitchen
- Turn Key Ready
- Allocated Parking & Visitor Spaces
- Gas Central Heating
- Full Fibre Broadband Available
- No Onwards Chain

First Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)

Entrance

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

Lounge Dining

22' 7" x 10' 5" (6.88m x 3.18m)

Open plan into dining area and kitchen. Window to either side.

Kitchen

8' 7" x 7' 1" (2.61m x 2.17m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob with extractor over and built in electric oven. Integrated washing machine and boiler in unit. Window to side.

Bedroom One

11' 7" x 11' 6" (3.54m x 3.51m)

Window to side. Built in wardrobes, bedsides, draws and dresser.

Bedroom Two

9' 2" x 8' 8" (2.80m x 2.65m)

Window to side. Built in wardrobe and overhead cupboards.

Bathroom

9' 8" x 5' 9" (2.95m x 1.76m)

Four piece suite comprising panelled bath, double shower cubicle with shower over, pedestal wash hand basin and low level WC. Window to side and laminate flooring.

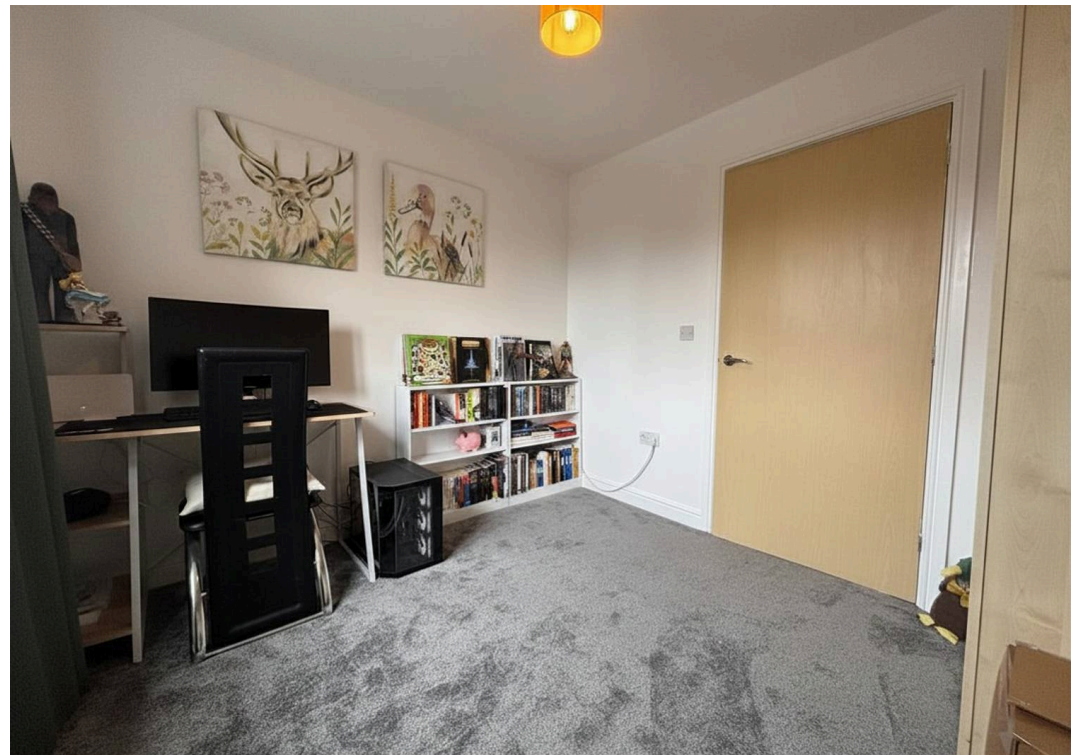
Allocated parking

2 Parking Spaces

Allocated parking with visitor spaces.









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