



**Apt 23, The Quays, Burscough**  
**£950 Per Calendar Month**

Ideally positioned within easy walking distance of village amenities, this beautifully renovated ground floor apartment offers stylish, contemporary living in a highly convenient location. Finished to an excellent standard throughout and benefiting from WiFi-controlled electric heating, this property is ready for immediate occupation.

The accommodation comprises an entrance hall, a bright and spacious open-plan lounge and kitchen, two bedrooms, and a modern bathroom, all presented in immaculate condition.

Externally, the property benefits from allocated parking and a well-maintained communal rear garden overlooking the canal, providing a peaceful outdoor space to relax and enjoy the surrounding views.

Offering modern, low maintenance living in a desirable village setting, this superb apartment is available now and early viewing is highly recommended.

Council Tax band: B

- Ground Floor Apartment
- Newly Renovated
- New WiFi Heating System
- Two Bedrooms
- Allocated Parking
- Direct Access To Communal Garden With Canal Views
- Walking Distance To Village Amenities
- Available Now



**Apt 23 The Quays, L40 5TW**

**Entrance Hall**

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

**Lounge**

French doors leading to communal garden, open plan into kitchen. Laminate flooring.

**Kitchen**

A good range of eye and low level units incorporating stainless steel sink and drainer unit, built in electric hob with extractor over and built in electric oven. Plumbed in for washing machine, breakfast counter and window to front. Laminate flooring.

**Bedroom One**

Window to front.

**Bedroom Two**

Window to rear.

**Bathroom**

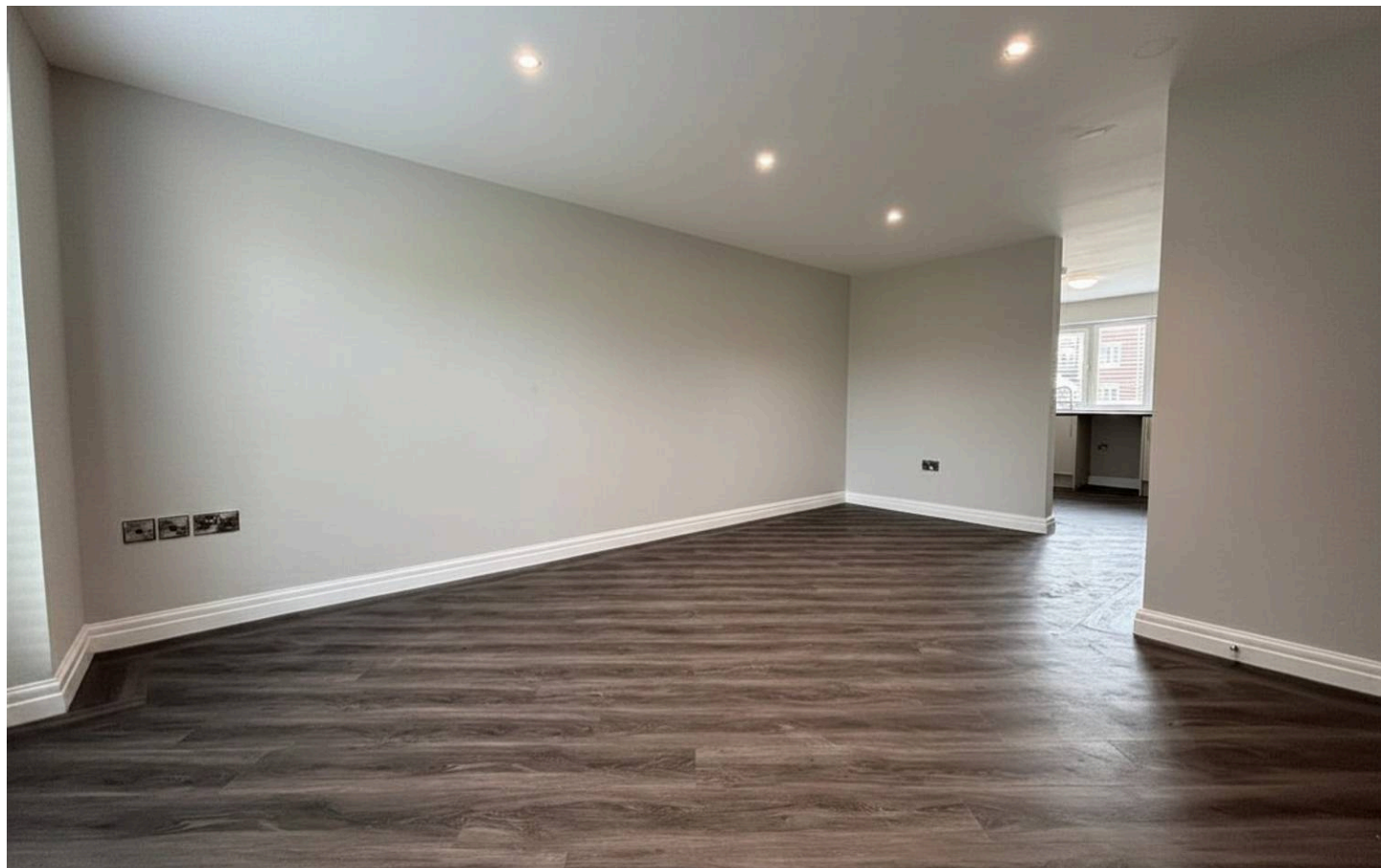
Three piece suite comprising panelled bath with shower over and screen, vanity wash hand basin and low level WC. Heated towel rail and laminate flooring.

**Communal Garden**

Enclosed rear garden mainly lawn overlooking canal.

**Allocated parking**

Allocated parking to front of property.







# Victoria Estates & Property Management

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