



Apartment 5, The Quays, Burscough

£130,000



Situated in the heart of the village, this beautifully renovated upper floor apartment offers stylish, contemporary living and is perfectly positioned within walking distance of local amenities and excellent transport links. Finished to a high standard throughout, the accommodation comprises a entrance hall, a bright and spacious open-plan lounge and kitchen featuring a Juliet balcony, creating a light and airy living space. There are also two bedrooms and a modern bathroom, all thoughtfully updated to provide a turnkey home. Externally, the property benefits from allocated parking, offering added convenience for residents. Whether you're a first-time buyer, downsizer, or investor, this beautifully presented apartment combines modern living with a superb village location and is ready to move straight into.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Upper Floor Apartment
- Open Plan Lounge Kitchen
- Newly Renovated Throughout
- Two Bedrooms
- Juliette Balcony
- Village Location – Walking Distance To Amenities
- Allocated Parking
- Ideal For First Time Buyers Or Downsizers

## GROUND FLOOR



### Entrance Hall

Front door into hallway with doors into kitchen, two bedrooms, bathroom and storage.

### Kitchen Lounge

20' 9" x 11' 11" (6.33m x 3.64m)

A excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with extractor hob built over and double electric oven. Window to front and open plan into lounge with Juliette balcony. Ceramic tiled flooring.

### Bedroom One

9' 0" x 16' 1" (2.75m x 4.90m)

Built in wardrobes, cupboards and bedsides. Window to side.

### Bedroom Two

6' 10" x 11' 5" (2.08m x 3.47m)

Window to front. Currently used as study/utility with plumbing for washing machine. Ceramic tiled flooring.

### Bathroom

8' 2" x 5' 5" (2.48m x 1.66m)

Three piece suite comprising corner shower cubicle, vanity wash hand basin and low level WC. Heated towel rail and ceramic tiled flooring.

### Allocated parking

1 Parking Space

Allocated parking to the front.











## Victoria Estates & Property Management

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