

Apt 17, The Quays, Burscough

Ormskirk

Offers in Region of **£130,000**

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Lounge Kitchen
- Allocated Parking and Visitor Parking
- Communal Gardens
- Close to Village Amenities
- Recently Renovated with New Kitchen and Bathroom
- Ideal For First Time Buyers



Communal Hallway

Main front door into communal hallway, front door to Apartment into Hallway , doors to Lounge, both Bedrooms and Bathroom, storage cupboard

Lounge

14' 2" x 12' 5" (4.33m x 3.78m)

Window to the front, laminate flooring. Open plan to Kitchen

Kitchen

12' 5" x 7' 9" (3.78m x 2.36m)

An excellent range of eye and low level units incorporating a stainless steel sink drainer unit. Built in electric hob with extractor over. Built in electric oven. Plumbed for w/m and space for fridge freezer. Open plan to Lounge. French doors to the front

Bedroom One

10' 1" x 10' 3" (3.08m x 3.12m)

Window to the rear, laminate flooring, 1 panelled wall whilst the opposite wall is built in/fitted wardrobes with mirror doors

Bedroom Two

6' 9" x 8' 0" (2.05m x 2.45m)

Window to the rear

Bathroom

7' 11" x 5' 4" (2.42m x 1.62m)

Three piece suite comprising bath with mixer shower over, pedestal wash hand basin, wc. Tiled floor and walls, window









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