



**92 Delph Drive, Burscough**  
**£900 Per Calendar Month**



## 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.

**Available from the end of March.**

Council Tax band: B

Tenure: Leasehold

- 2nd Floor Apartment
- Two Bedrooms
- Open Plan Lounge Kitchen
- Allocated Parking
- Gas Central Heating & Double Glazed
- Popular Location
- Walking Distance To Trainline
- Available End Of March



### 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 & Communal Gardens

Allocated parking with visitor space available on 1st come 1st serve basis. Communal garden area.







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# Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • [tori@vepm.co.uk](mailto:tori@vepm.co.uk) • <http://vepm.co.uk>



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