



Apt 45, Ainscough Mill, Mill Lane

Ormskirk

Guide Price **£170,000**

Apartment 45

Ainscough Mill, Ormskirk

No upward chain. Modern 2-bed, 2-bath fourth-floor apartment with canal views, parking, and communal gardens. Open-plan living. Walk to Burscough Wharf. Viewing recommended. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- OPEN PLAN KITCHEN/LIVING AREA
- TWO BEDROOMS
- WALKING DISTANCE TO BURSCOUGH WHARF
- ALLOCATED PARKING
- NO CHAIN!
- PICTURESQUE VIEWS
- EN SUITE ON MASTER BEDROOM
- TRAIN STATION NEARBY WITH DIRECT ROUTE TO MANCHESTER





Bathroom
4'0" x 8'2"
1.24 x 2.49 m

Bathroom
5'7" x 8'2"
1.71 x 2.49 m

Bedroom
19'0" x 8'2"
5.80 x 2.50 m

Hallway
19'2" x 3'11"
5.84 x 1.20 m

Bedroom
13'3" x 7'9"
4.05 x 2.36 m

Kitchen/Living Room
24'2" x 10'8"
7.37 x 3.26 m

Approximate total area⁽¹⁾
697.82 ft²
64.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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