



Apt 25, Ainscough Mill, Mill Lane

Ormskirk

£100,800

## Affordable Housing

The property is being offered for sale using a discounted sale tenure which enables buyers to own 100% of the home while paying just 63% of its open market value. This is an affordable housing opportunity, and eligibility criteria apply, including limits on household income and savings. As a general guide, applicants should have a gross household income between £32,000 and £35,000, and household savings should not exceed £14,000. For full details of the application process and other criteria that apply then please contact our office"

Situated within the popular Ainscough Mill development, this well presented second floor apartment offers modern and convenient living, perfectly positioned within walking distance to local village amenities and transport links. The accommodation comprises a welcoming entrance hall, a open plan lounge and kitchen area, two generous double bedrooms, with the principal bedroom benefiting from a private en-suite, along with a modern bathroom. Externally, the property benefits from allocated parking and well maintained communal gardens, providing attractive outdoor surroundings. Offered as part of the Affordable Housing Scheme, this is a fantastic opportunity for eligible purchasers to step onto the property ladder and enjoy contemporary living within a sought after development.

Tenure: Leasehold



## Key Features;

- 2nd Floor Apartment
- Two Double Bedrooms
- Bathroom & En-Suite
- Lift Access
- Allocated Parking
- Communal Gardens
- Part Of Affordable Scheme
- Local Connection Requirement

### Entrance Hall

Front door into hallway with doors leading to storage, lounge kitchen, both bedrooms and bathroom.

### Lounge

15' 6" x 10' 8" (4.73m x 3.24m)

Window to rear and open plan into kitchen.

### Kitchen

10' 1" x 7' 9" (3.08m x 2.36m)

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob and oven with extractor built over, integrated fridge, freezer and washing machine. Laminate flooring and open plan into lounge.

### Bedroom One

8' 7" x 8' 8" (2.62m x 2.64m)

Window to rear and door into en-suite.

### En-Suite

4' 11" x 4' 11" (1.51m x 1.50m)

Three piece suite comprising double shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Heated towel rail and laminate flooring.

### Bedroom Two

13' 3" x 7' 9" (4.05m x 2.35m)

Window into hall - frosted.



**Bathroom**

7' 5" x 6' 3" (2.26m x 1.90m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Heated towel rail and laminate flooring.

**Communal Garden**

Communal garden with patio area and lawn, overlooking canal.

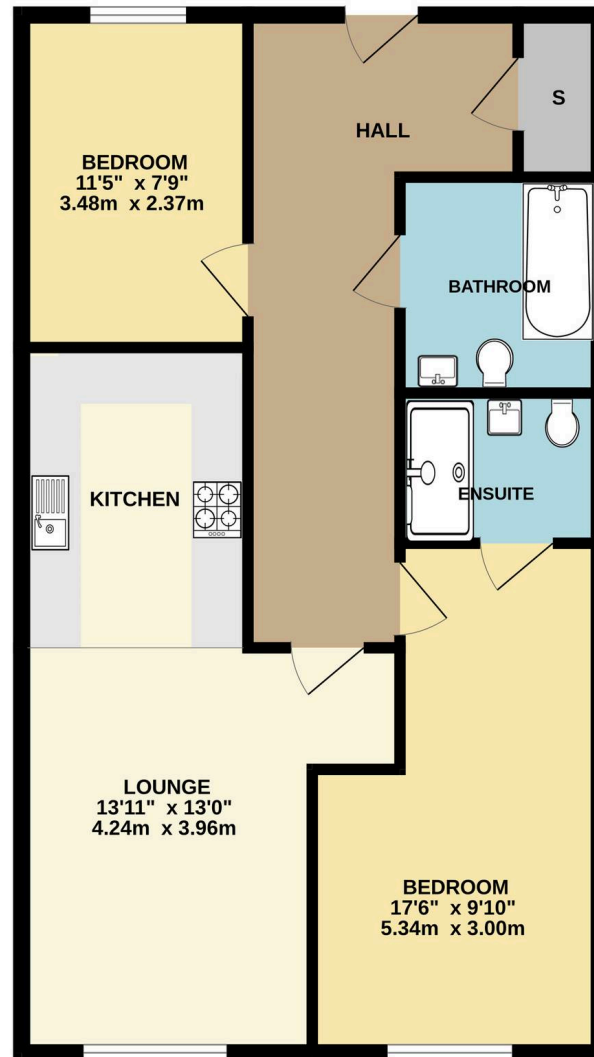
**Allocated parking**

Allocated parking for 1 vehicle.





GROUND FLOOR





# 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>

