



**80 Delph Drive, Burscough**  
**£1000 Per Calendar Month**

Located in the popular Heathfields development, this well presented two bedroom apartment has been freshly updated throughout, benefiting from new decoration and new flooring, creating a stylish and move-in ready home.

The accommodation comprises a welcoming hallway, a bright and spacious lounge, fitted kitchen, two double bedrooms, and four piece bathroom.

Externally, the property also benefits from allocated parking for added convenience.

Offered to the market with no onward chain, this property would make an ideal purchase for first-time buyers, those looking to downsize, or buy-to-let investors alike. Early viewing is highly recommended.

Council Tax band: B

Tenure: Leasehold

- Upper Floor Apartment
- Two Double Bedrooms
- Newly Decorated & New Flooring Throughout
- Allocated Parking
- Spacious With Lounge & Kitchen Separate
- Gas Central Heating
- Available Now



**Entrance Hall**

Front door to hall with doors leading to lounge, kitchen, two bedrooms and bathroom.

**Lounge**

14' 0" x 14' 8" (4.27m x 4.48m)

Two windows to front and side.

**Kitchen**

9' 4" x 13' 0" (2.85m x 3.97m)

A good range of eye and low level units incorporating stainless steel sink and drainer unit. Built in electric hob with extractor over, built in electric oven and integrated dishwasher and washing machine. Built in storage cupboard. Laminate flooring and window to front.

**Bedroom One**

9' 5" x 11' 6" (2.87m x 3.50m)

Built in wardrobes and window to front.

**Bedroom Two**

8' 10" x 12' 8" (2.70m x 3.86m)

Built in wardrobe and window to side.

**Bathroom**

6' 8" x 8' 2" (2.03m x 2.50m)

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Partly tiles walls, new flooring and window to side.

**Allocated parking**

2 Parking Spaces

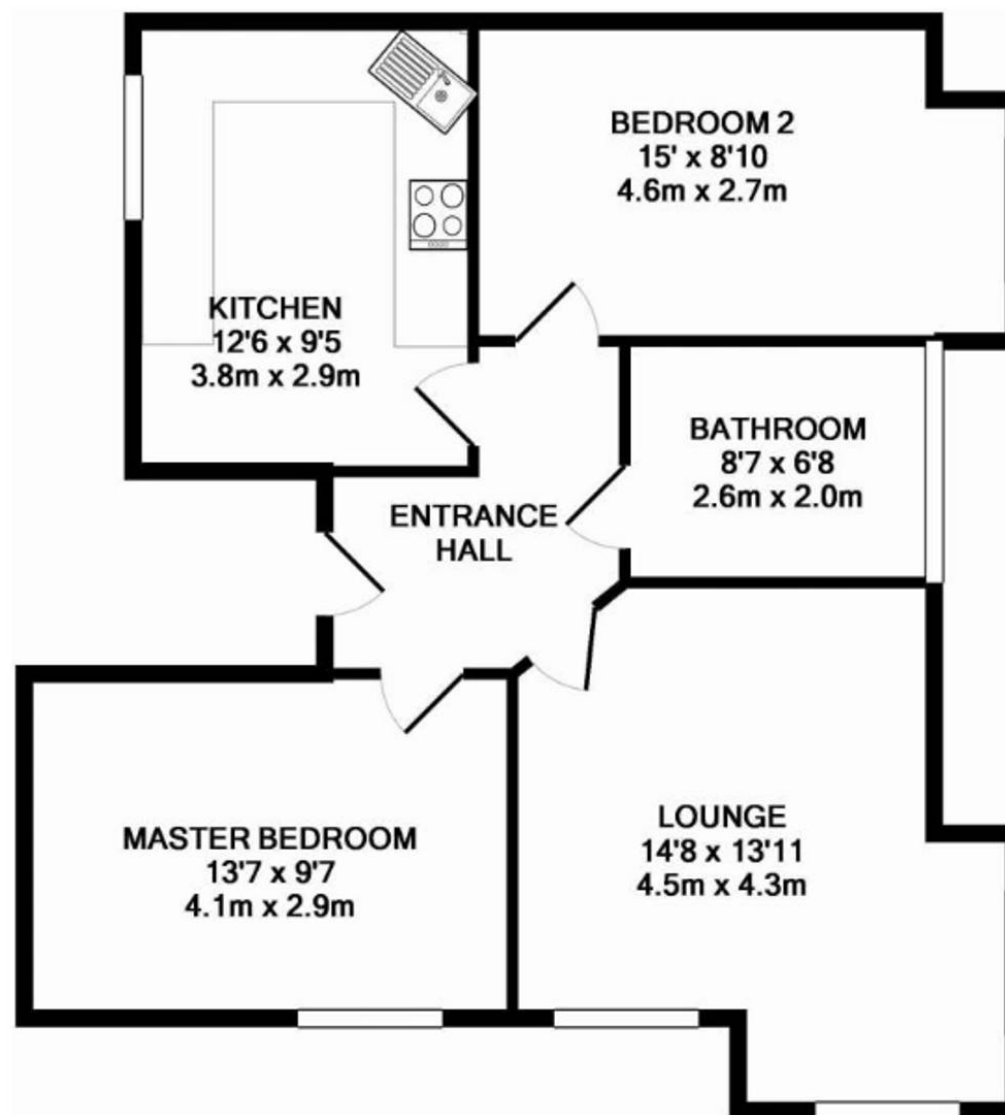
Allocated parking space with visitor spaces.





## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92+) <b>A</b>                              |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>81</b>                                                                                                     | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |



**DELPH DRIVE, BURSCOUGH**  
**TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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