



**46 Mart Lane, Burscough**  
**£850 Per Calendar Month**



VICTORIA ESTATES  
&  
PROPERTY MANAGEMENT

# Mart Lane, Burscough

This newly renovated traditional back-to-back terrace is available to rent and offers a fantastic opportunity to live in a convenient location within walking distance to village amenities.

The property comprises an open-plan lounge and kitchen, two bedrooms, and a modern bathroom, providing a practical and comfortable living space.

Finished to a high standard throughout, this home is move-in ready and available immediately.

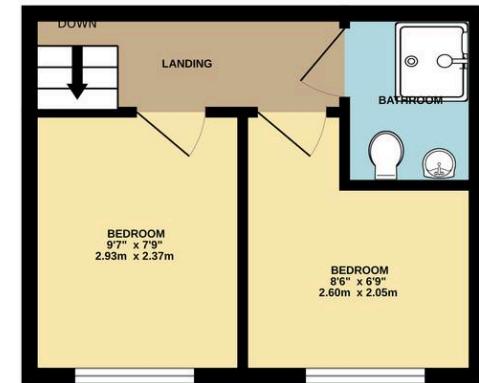
Council Tax band: A

- End Terraced House
- Open Lounge Kitchen
- Modern Kitchen & Bathroom
- Two Bedrooms
- Walking Distance To Amenities
- Newly Renovated Internally
- Available Now
- Additional £50pcm if Pets are accepted by Landlord

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## **Entrance**

Front door into porch with door into open plan lounge kitchen.

## **Lounge Kitchen**

13' 3" x 16' 5" (4.05m x 5.01m)

Open plan lounge kitchen kitchen, windows to front and understairs storage. A range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric oven with extractor hood over. The lounge comprises of built in storage cupboards one plumbed in for washing machine and fireplace. New flooring throughout. Stairs to 1st floor.



## **Landing**

Doors to both bedrooms and bathroom.

## **Bedroom One**

7' 10" x 10' 3" (2.40m x 3.12m)

Window to front and newly carpeted. Loft access.

## **Bedroom Two**

4' 0" x 6' 0" (1.23m x 1.83m)

Window to front and newly carpeted.

## **Bathroom**

4' 0" x 6' 0" (1.23m x 1.83m)

Three piece suite comprising shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Partly tiled walls, heated towel rail and new laminate flooring.

## **Front Garden**

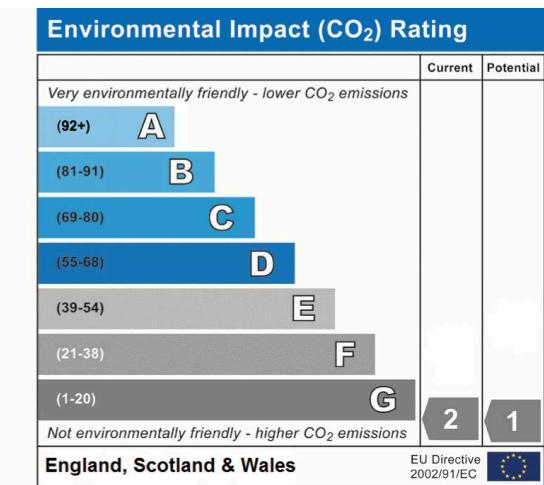
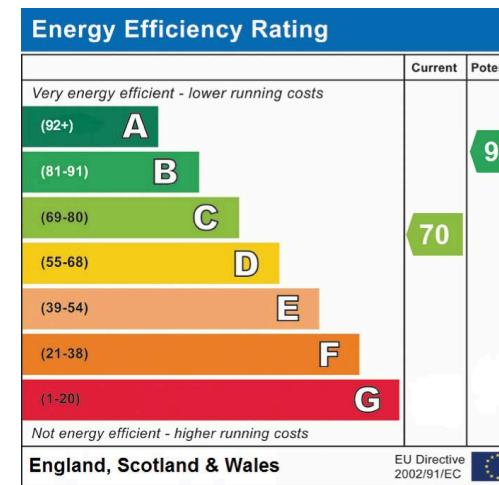
Flagged area to front.

## **Off street**

1 Parking Space

Off road parking to rear of property.







## Victoria Estates & Property Management

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