



**Apt 3, The Quays, Burscough**

**Offers Over £105,000**

## The Quays, Burscough

Located within the The Quays development in the heart of the village, this ground floor two bedroom flat presents an excellent opportunity for landlords only, being sold with a long-term tenant in situ and providing an immediate rental income. The accommodation comprises an entrance hall, an open plan lounge kitchen, two bedrooms, and a bathroom. While the property requires some maintenance and updating, it offers great potential for investors looking to enhance the property and maximise it's future return. Ideally situated within walking distance to a range of local amenities and transport links, this is a rare opportunity to acquire a ready-made investment in a convenient village location.

Council Tax band: B

Tenure: Leasehold

- LANDLORDS ONLY
- Long Term Tenant In Situ
- Ground Floor Flat
- Two Bedrooms
- Open Plan Lounge Kitchen
- Walking Distance To Village Amenities
- Allocated Parking
- Property Requires Updating/Maintenance



**Entrance Hall**

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

**Lounge**

14' 8" x 13' 5" (4.46m x 4.08m)

Window to rear, French doors to rear and open plan into kitchen. Laminate flooring.

**Kitchen**

10' 10" x 7' 6" (3.29m x 2.29m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. Plumbed in for washing machine, tiled flooring and window to front.

**Bedroom One**

13' 1" x 9' 5" (3.98m x 2.88m)

Two windows to rear and laminate flooring.

**Bedroom Two**

7' 5" x 7' 4" (2.26m x 2.24m)

Window to front and laminate flooring.

**Bathroom**

7' 4" x 5' 8" (2.24m x 1.72m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled flooring and window to front.

**Allocated parking**

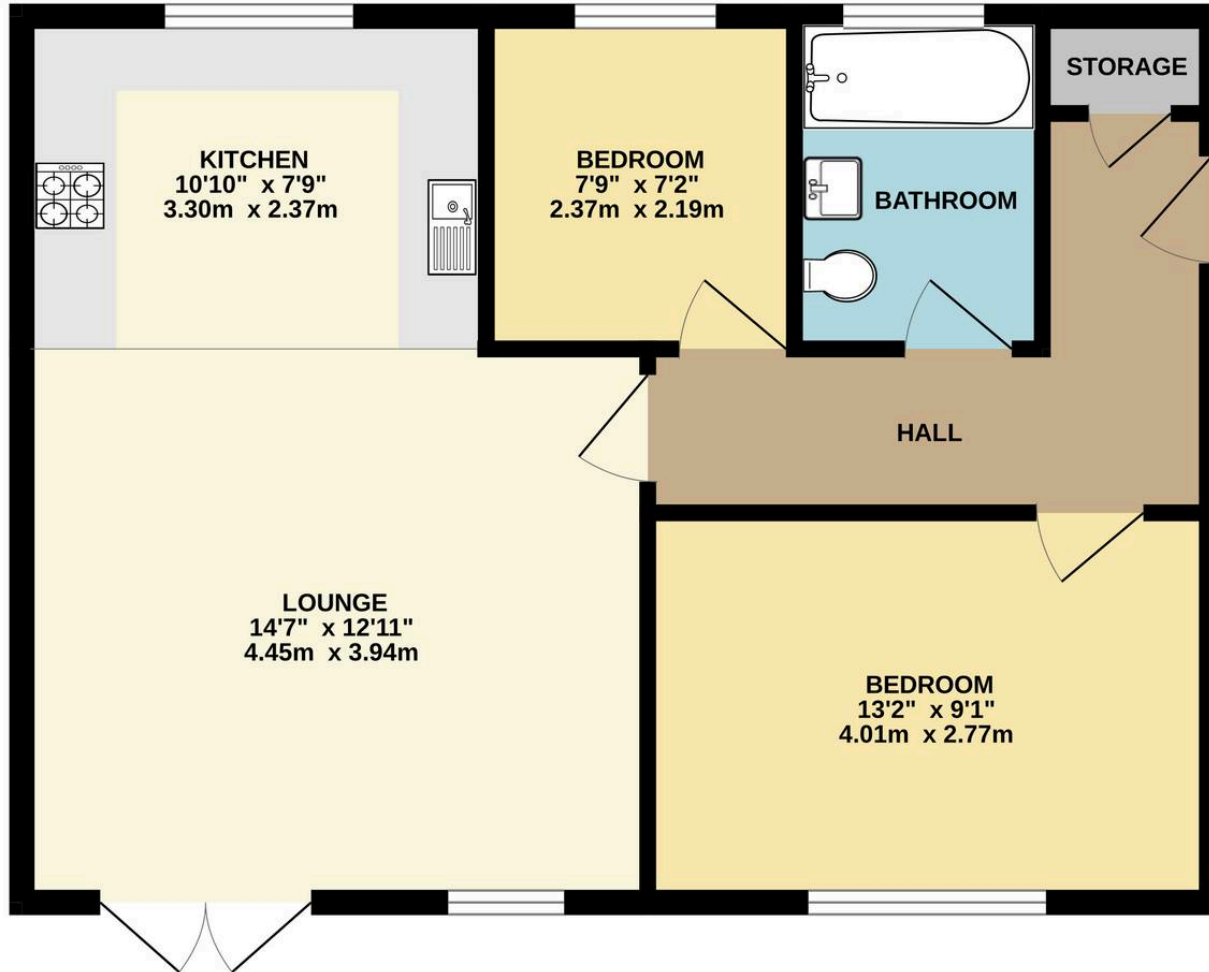
1 Parking Space

Allocated parking for 1 vehicle.





# GROUND FLOOR





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