

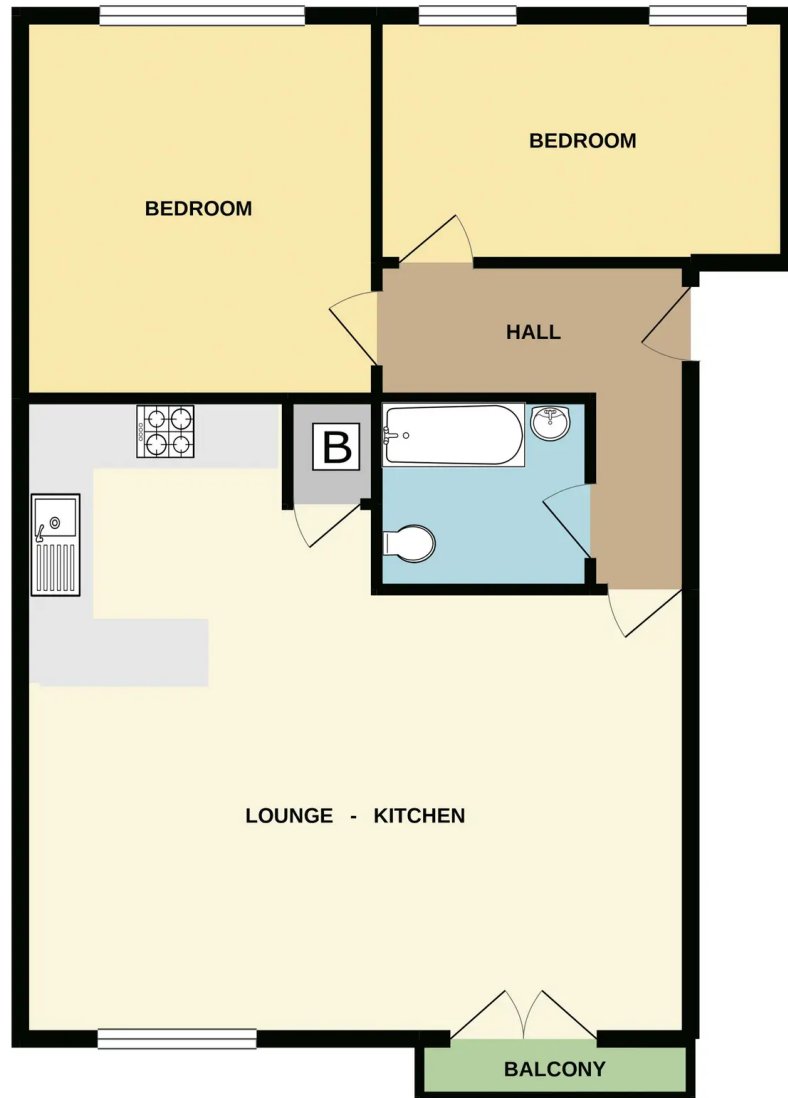


**Apt 39, The Quays, Burscough**

**Offers Over £100,000**



## GROUND FLOOR



## Apartment 39

The Quays, Ormskirk

Top floor apartment situated in the village of Burscough. The property comprises of an open plan lounge, kitchen dining, two bedrooms and bathroom. Communal gardens and allocated parking. Walking distance to village amenities. No Chain.

Council Tax band: B

Tenure: Leasehold

- Top Floor Apartment
- Two Bedrooms
- Open Plan Lounge Dining Kitchen
- Communal Gardens
- Allocated Parking
- Attention First Time Buyers
- NO CHAIN



### **Hallway**

Front door into Hallway with doors to the Lounge, both Bedrooms and Bathroom Loft access for storage

### **Lounge/Diner**

Open plan to Kitchen. Juliette Balcony to front.

### **Kitchen**

A good range of eye and low level units incorporating a stainless steel sink drainer unit. Partly tiled walls, plumbed for washing machine.

### **Bedroom One**

Window to rear

### **Bedroom Two**

Window to rear.

### **Bathroom**

Three piece suite comprising low level wc, wash hand basin and panelled bath with shower and shower screen, part tiled walls

### **Parking & Gardens**

Communal Parking and gardens

### **Allocated Parking**

1 Parking Space





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</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>	2	2
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



## MovingWorks Burscough

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