



nswproperties

DELPH DRIVE, BURSCOUGH

ASKING PRICE: £126,500

# Delph Drive, Burscough

NSW Properties are delighted to present for sale, this lovely two bedroom apartment, situated on the popular Heathfields development in Burscough. The property enjoys a canal side location within easy reach of the village centre, home to a mix of boutique style shopping outlets along the wharf, larger outlets such as Booths, several delightful country pubs along with excellent schools. Lying to the north of Ormskirk on the A59, Burscough offers easy access to local transport networks with the two train stations within the village also offering direct access to Liverpool, Manchester, Preston and Southport.

The property has instant curb appeal thanks to its surrounding well-tended gardens and shrubbery. The communal entrance to the property opens onto a neutrally decorated hallway which is shared with the flat below and gives access via stairs to the apartment.

Upon entrance to the apartment, each room flows from the spacious internal hallway, where laminated flooring leads into the double aspect living room. Tastefully decorated and open plan, this space incorporates the dining area and flows into the kitchen, which boasts an array of fitted units, together with integrated electric oven, gas hob and extractor hood as well as a freestanding Fridge, Freezer and Washer/Drier.

Both bedrooms at the property are well-proportioned and benefit from fitted wardrobes and moveable bedside cabinets. The main bedroom can easily accommodate a king size bed; the 2nd bedroom a double; and both continue the high standard of decoration witnessed throughout the apartment. The bathroom completes the floor plan and is home to a bath with shower above, WC and wash basin.

Externally there is an allocated parking space along with ample visitor parking. Additionally, the property is double glazed throughout and benefits from BT Full Fibre Broadband direct to the apartment and gas central heating, with a new combi boiler having been installed in September 2020.



### Ground Floor

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 sq. feet)

This floor plan is for illustrative purposes only  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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#### Disclaimer

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