



**Ian Anthony**  
The Estate Agents

# Mill Lane, Burscough, L40 5TJ

Guide Price £170,000

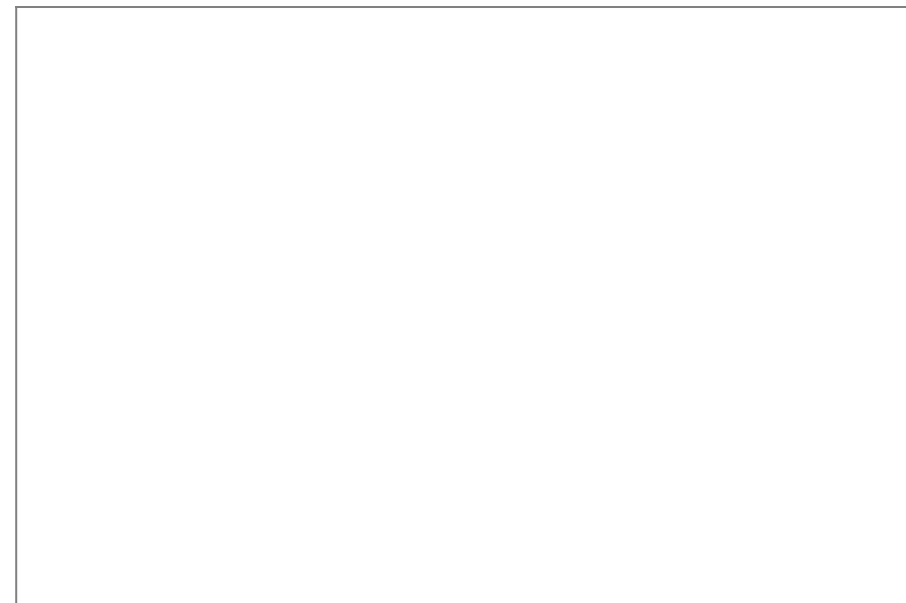
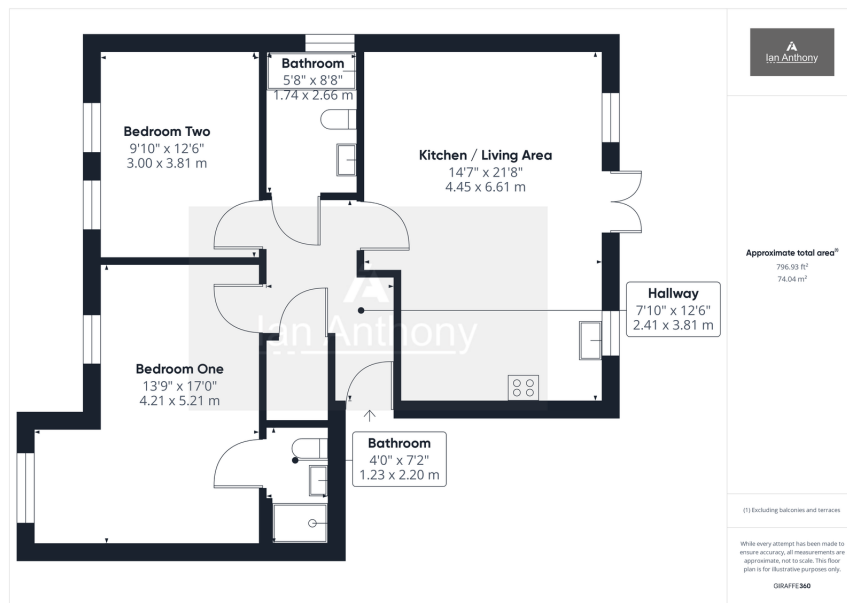
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- NO UPWARD CHAIN
- LIVING AREA / KITCHEN
- FURTHER BEDROOM
- BALCONY
- GREAT LOCATION
- SECOND FLOOR APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- COMMUNAL GARDENS AND ALLOCATED PARKING



Well presented second floor apartment situated on Mill Lane, Burscough convenient for Burscough and Ormskirk town centre, all associated amenities and transport links. Accommodation comprises of an entrance hall, living area/kitchen, master bedroom with en-suite, additional bedroom and bathroom. Externally the property benefits from a balcony with views over looking the Leeds Liverpool canal, communal gardens and allocated parking. Viewings are highly recommended to appreciate what this property has to offer.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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