BEN ROSE



## Hannah Court, Buckshaw Village, Chorley

## £750 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this beautifully refurbished one-bedroom ground-floor apartment, finished to a high standard throughout and ideally suited to tenants seeking stylish, modern accommodation in a convenient location. Offering a well-proportioned open-plan lounge, dining and kitchen area, a small double bedroom and a luxurious bathroom, the apartment provides comfortable and contemporary living, with the added benefit of its own private entrance. Situated within the highly regarded Buckshaw Village, residents can enjoy a fantastic selection of local amenities, including supermarkets, independent shops, cafés, restaurants and everyday conveniences, all within easy reach. The village also benefits from a range of leisure facilities, green spaces and community amenities, including The Hub and nearby walking routes. For commuters, Buckshaw Parkway railway station provides convenient services towards Preston, Manchester and beyond, whilst regular bus services connect the village with surrounding areas including Chorley and Leyland. The nearby M6 and M61 motorway networks also offer excellent road connections across Lancashire and the wider North West, making this an ideal location for those travelling for work or leisure.

Stepping inside, the entrance door opens directly into the impressive open-plan lounge, dining and kitchen area, creating a welcoming and versatile living space. The room offers ample space for comfortable lounge furniture alongside a dining table, making it ideal for both relaxing and entertaining. The modern fitted kitchen has been beautifully finished and benefits from a range of integrated appliances, providing a stylish yet practical cooking space. Further features include a front-facing window, allowing natural light to flow throughout the room, and attractive laminate plank flooring which continues to complement the contemporary finish. Moving through the accommodation, a door positioned towards the back-left corner provides access to the family bathroom, whilst an opening towards the right leads through to the bedroom.
The master bedroom offers a comfortable and peaceful retreat, featuring a rear-facing window which provides natural light and attractive matching laminate plank flooring, creating a consistent finish throughout the apartment. Completing the accommodation is the luxurious three-piece family bathroom, finished to a high standard and featuring a spacious walk-in shower, alongside contemporary fittings and stylish laminate parquet flooring.

Externally, the property benefits from an attractive approach, with flagged paving leading directly to the entrance door and neatly planted bushes, shrubs and low-level hedging positioned to either side. The property also benefits from a private parking space, providing convenient off-road parking. Beyond the property, residents can enjoy beautifully maintained communal gardens, featuring flagged pathways, decorative iron railings, established bushes, shrubs and mature trees, creating a pleasant and well-kept outdoor setting. Overall, this is a fantastic opportunity to rent a beautifully refurbished apartment in a sought-after location, offering stylish interiors, well-proportioned accommodation and excellent access to local amenities and transport links. Finished to a high standard throughout, this property would make an ideal home for a single professional or couple looking for comfortable, contemporary living within Buckshaw Village.





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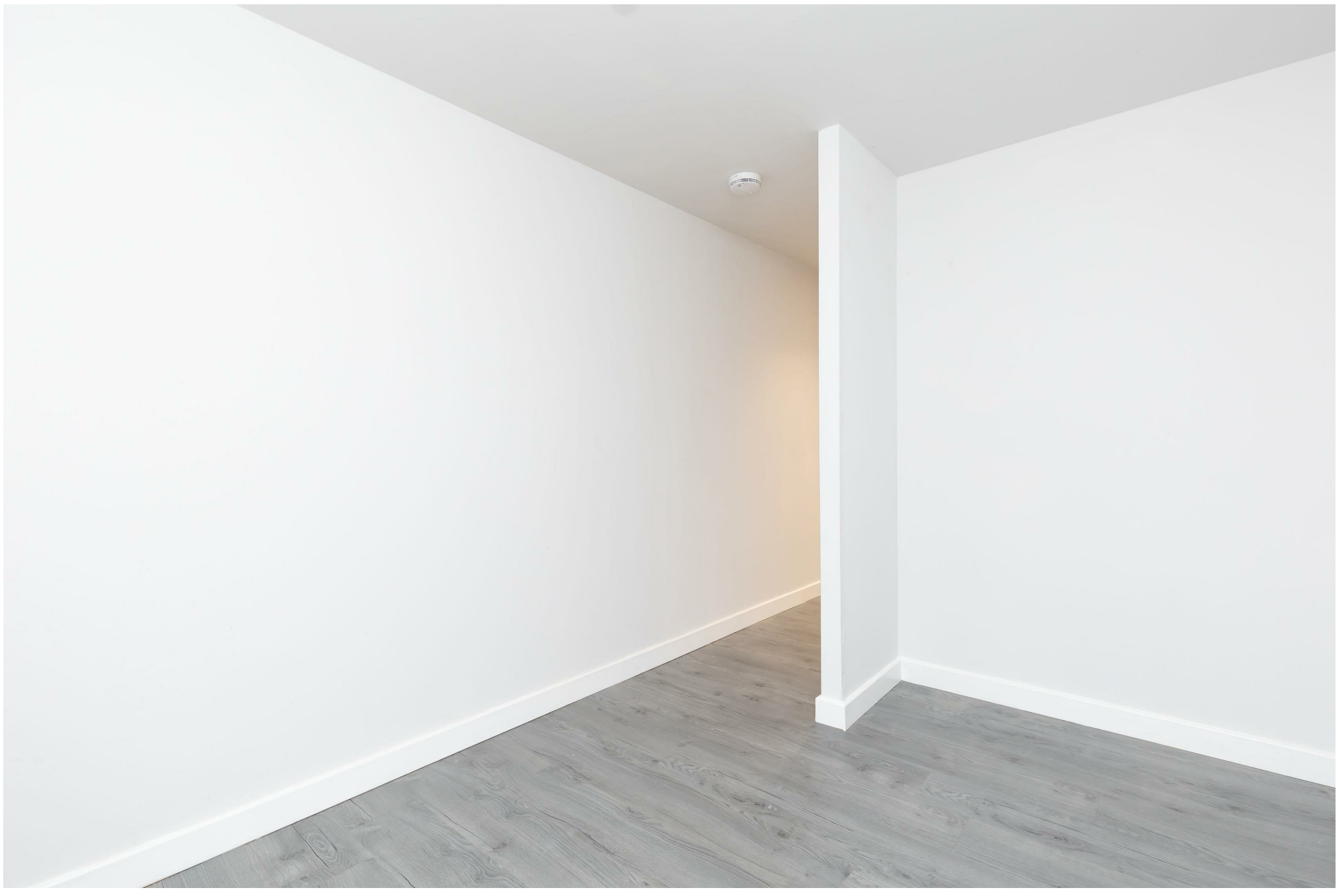















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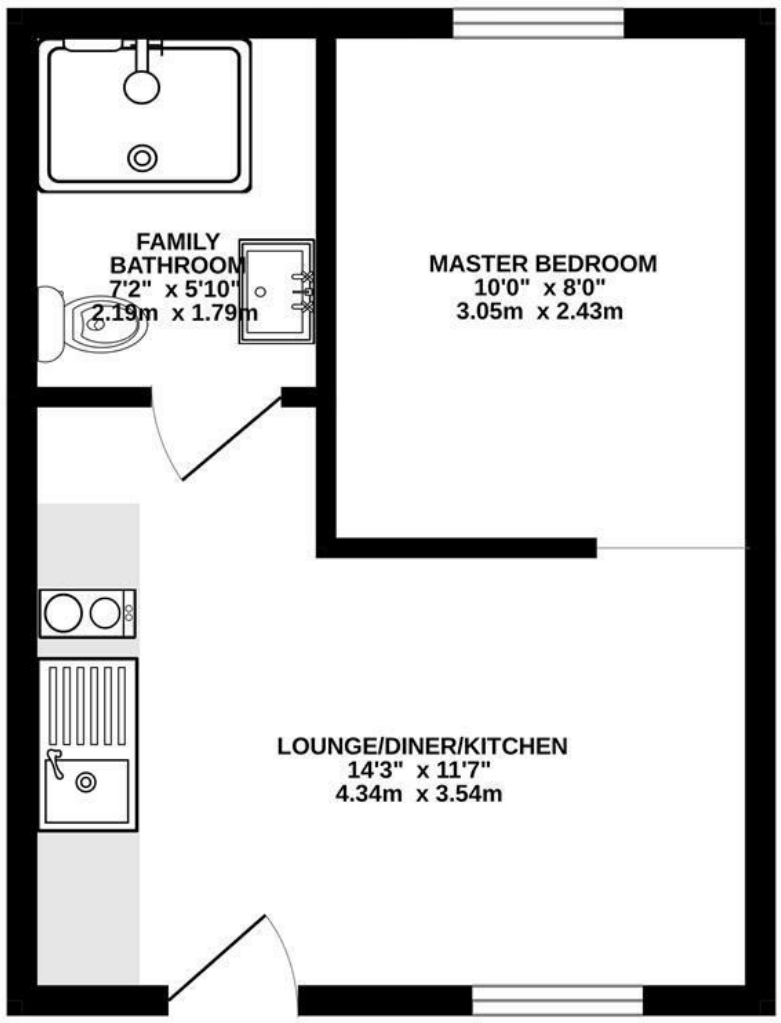
GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.




TOTAL FLOOR AREA : 268 sq.ft. (24.9 sq.m.) approx.

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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