



**Oakbridge Drive, Buckshaw Village, Chorley**

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to market this well presented two bedroom, first floor apartment within this exclusive over 55's residency. This modern apartment is situated in a popular area and features in-house amenities such as a bar/bistro, hairdressers, local shop and gym. The property is situated only a short drive into Chorley, Leyland and Preston town centers with fantastic travel links via nearby bus routes and the M6 and M61 motorways. Supermarkets, cafes, and health centre are all within walking distance as is the local railway station providing links between Manchester and Blackpool.

Internally, the property comprises of a welcoming reception hall that gives access to all rooms. From here, a doorway leads to the spacious open plan lounge/kitchen/diner. The kitchen features all integrated appliances including fridge, freezer, oven, hob, microwave and washing machine as well as ample storage. The lounge features double patio doors that open onto a charming Juliette balcony with views over the communal gardens. Heading back through the hall, you'll find two well proportioned bedrooms with the master benefiting from fitted wardrobes. There is also a three piece shower/wet-room with walk-in shower.

Externally, the grounds feature beautiful communal garden areas as well as a bowling green and furnished patios. You'll also find ample resident and visitor parking, including designated disabled bays.

Furniture is available for negotiation, offering added convenience to interested buyers. Early viewing is highly recommended to avoid potential disappointment.





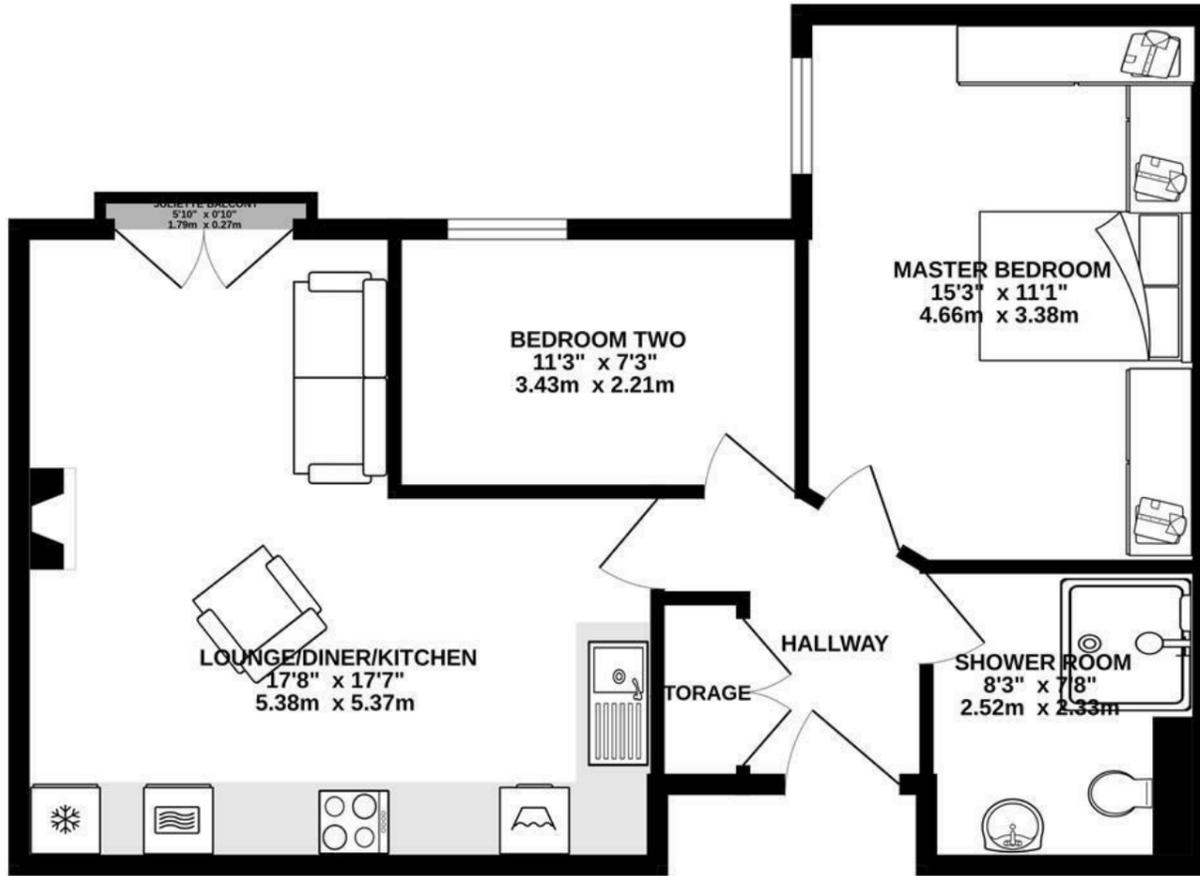








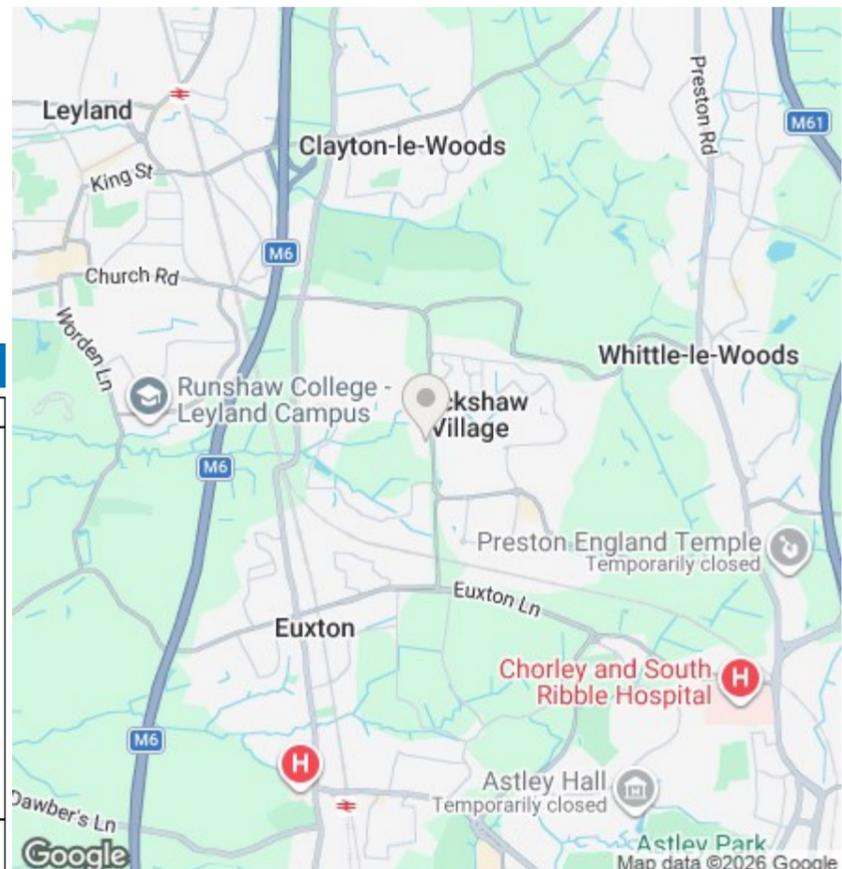
GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		