



## **Abbott Court, Buckshaw Village, Chorley**

**Offers Over £119,995**

**\*\*Attention Investors - this property is being sold with a tenant in situ\*\***

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom third-floor apartment situated in the sought-after Buckshaw Village. Perfectly suited for first-time buyers or those looking to downsize, the property benefits from its convenient location near outstanding local schools, supermarkets, and restaurants within Buckshaw Village. It is also just a short drive to the nearby towns of Chorley and Leyland. Excellent travel links, including a nearby train station and easy access to the M6 and M61 motorways, make this an ideal location for commuting. Early viewing is strongly advised to avoid disappointment.

The apartment is located on the third floor and can be accessed via a well-maintained communal staircase. Upon entry, you are greeted by a welcoming hallway featuring integral storage and providing access to all rooms. At the end of the hall, you'll find a spacious open-plan lounge and kitchen area. The lounge boasts a Juliette balcony, allowing plenty of natural light to fill the space, and includes a breakfast bar with seating for up to three people. The modern kitchen is equipped with integrated appliances including fridge, freezer, oven, hob and washing machine with stylish wall and base units, combining functionality with contemporary style.

The property comprises two well-proportioned bedrooms, both comfortably accommodating double beds. The master bedroom benefits from a three-piece ensuite and a fitted wardrobe, adding convenience and appeal. A three-piece family bathroom, located off the hallway, completes the interior layout.

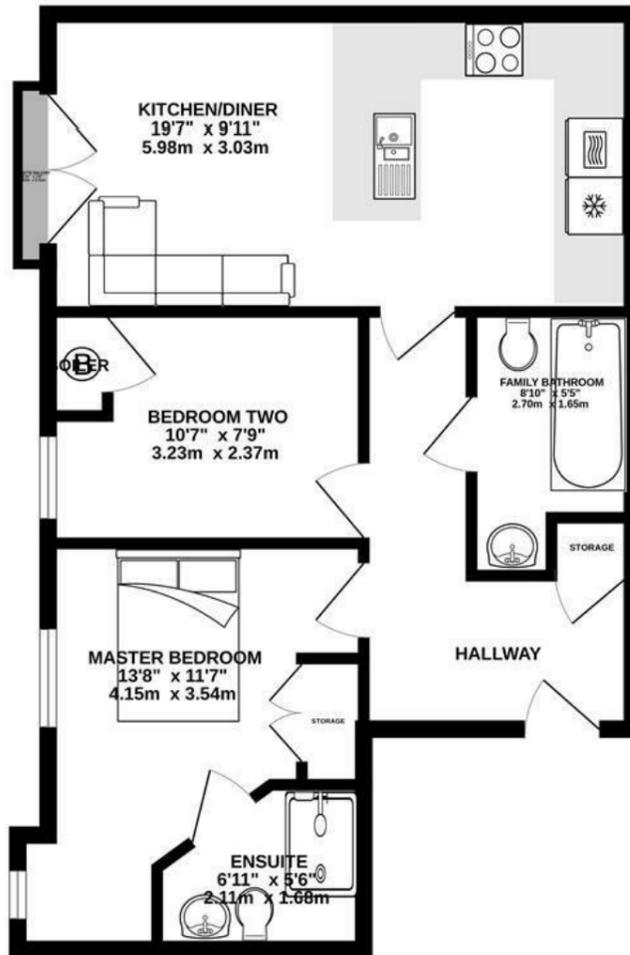
Externally, the apartment includes one allocated parking bay, with additional visitor parking available. The surrounding area offers pleasant communal lawn spaces and walking areas, enhancing the sense of community and outdoor enjoyment.







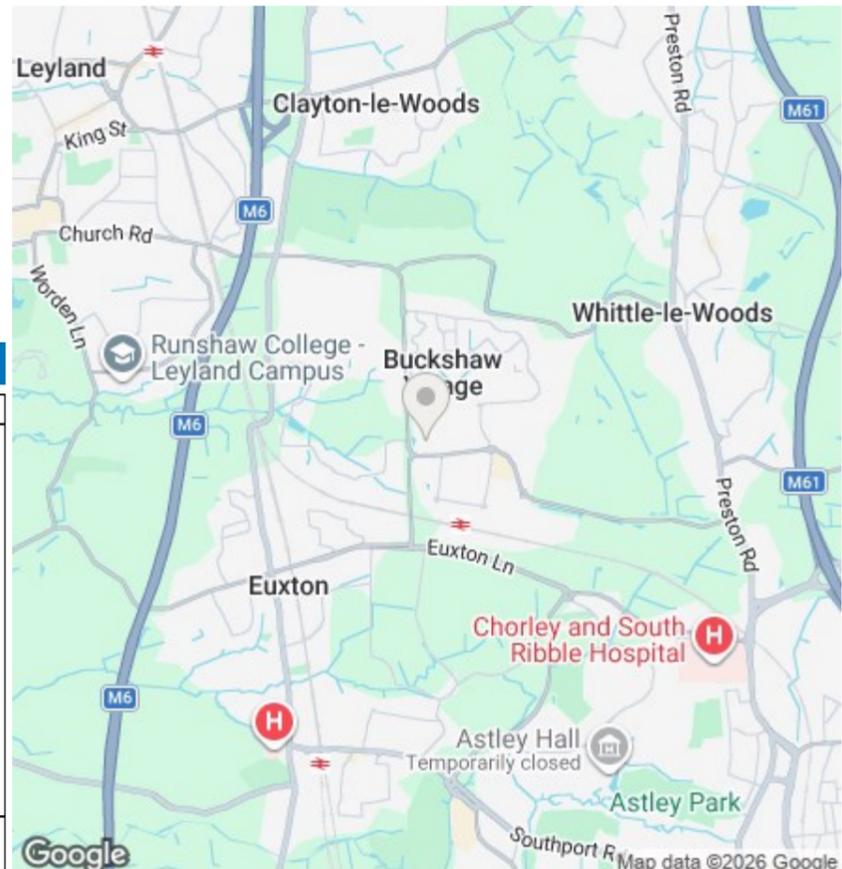
GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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>79</b>	<b>79</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		