



## **Cordwainers Court, Buckshaw Village, Chorley**

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom, first floor apartment, ideally suited to couples or first-time buyers seeking a modern and low-maintenance home. Situated within the highly desirable Buckshaw Village, the property enjoys a convenient and well-connected location, surrounded by a wide range of local amenities including shops, cafés, supermarkets and leisure facilities. Buckshaw Parkway train station is within easy reach, providing direct links to Preston, Manchester and surrounding areas, while excellent motorway access via the M6 and M61 makes this an ideal choice for commuters. Chorley and Leyland town centres are also close by, offering further shopping, dining and entertainment options.

Accessed via a well-maintained communal entrance, the apartment itself opens into a welcoming entrance hall which provides access to all areas of the home, creating a practical and well-laid-out living space. The spacious lounge offers a comfortable setting for everyday living and entertaining, with plenty of room for a range of furniture. At the heart of the apartment is the modern kitchen, fitted with contemporary units, cabinet lighting and complemented by a central island which doubles as a breakfast bar, ideal for casual dining or socialising.

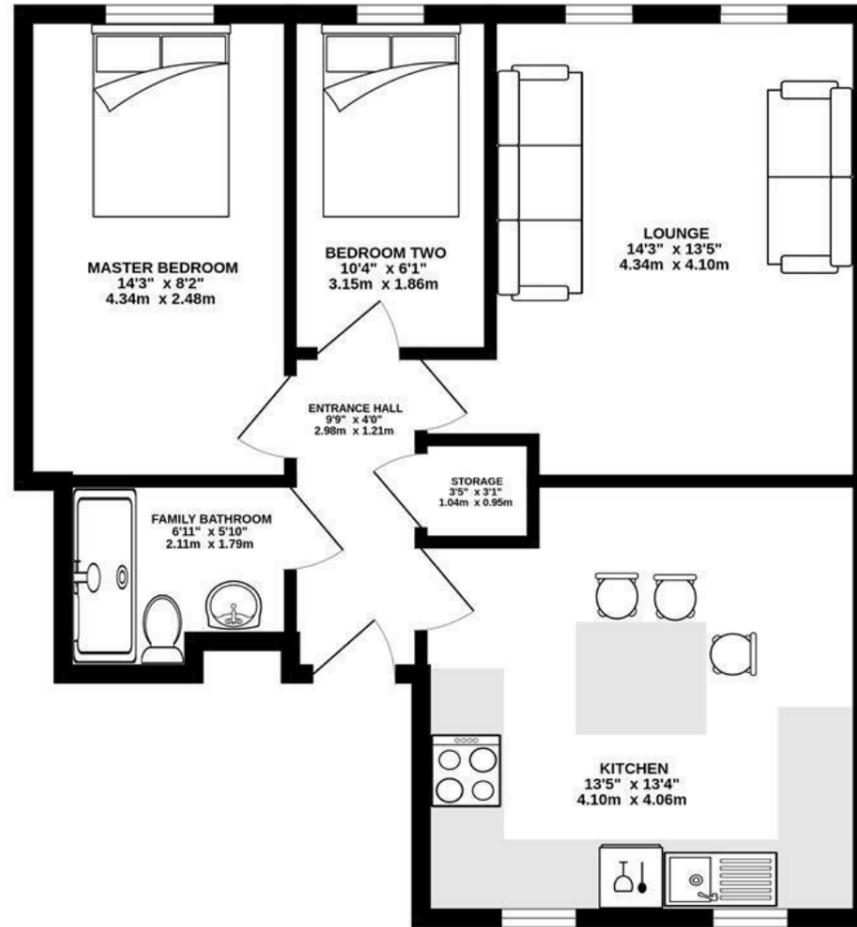
The accommodation continues with two well-proportioned bedrooms, both offering bright and versatile spaces. The main bedroom comfortably accommodates freestanding furniture, while the second bedroom is perfect for use as a guest room, home office or dressing room. Completing the internal layout is the family bathroom, fitted with a modern three-piece suite including a shower, all with a modern finish.

Externally, the property benefits from a private allocated parking bay, along with several additional visitor spaces nearby. The surrounding court is attractively maintained, featuring mature foliage that enhances the overall setting. With its modern interior, excellent transport links and sought-after village location, this apartment presents a fantastic opportunity for buyers looking for a stylish and convenient home within a thriving community.



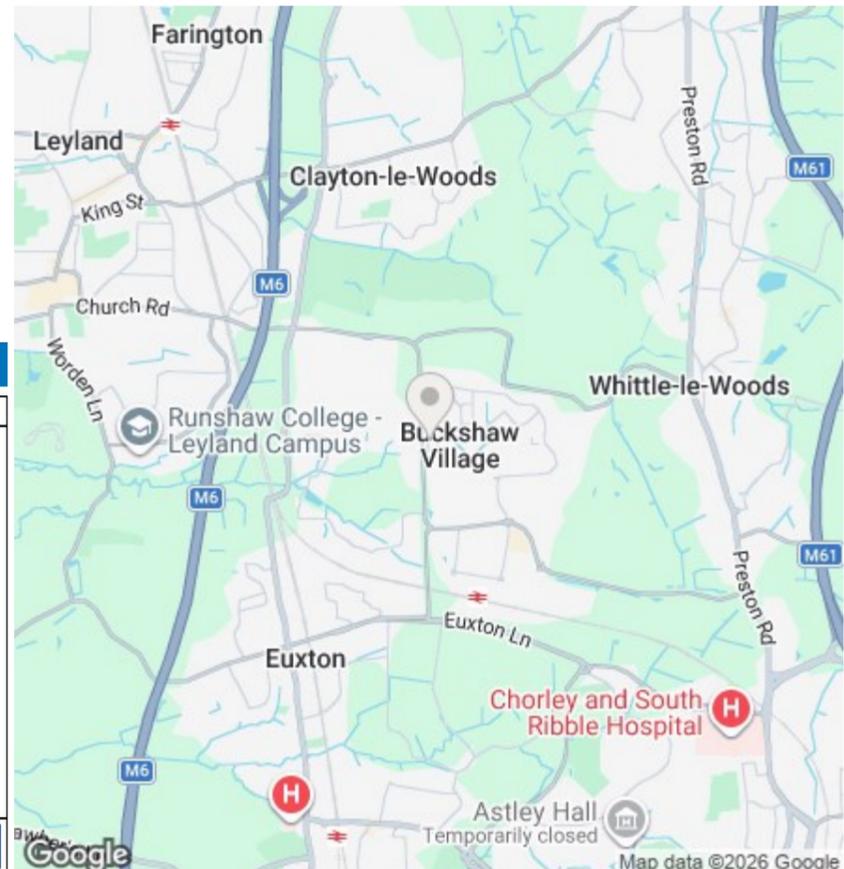


GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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>76</b>	<b>76</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	