



Lancers Close, Chorley

Offers Over £119,995

Ben Rose Estate Agents are delighted to present to the market this spacious two-bedroom, third-floor apartment, situated on a quiet residential development in the highly sought-after area of Buckshaw Village. This property would make an ideal buy-to-let investment or a perfect first home for buyers looking to take their first step onto the property ladder.

The apartment is conveniently located just a short drive from Chorley town centre and benefits from excellent local amenities, including highly regarded schools, supermarkets, shops, and leisure facilities. Commuters will appreciate the fantastic transport links, with Buckshaw Parkway railway station nearby, along with easy access to the M6 and M61 motorways.

Accessed via a second-floor entrance, a private staircase leads up to the apartment's welcoming landing, which features a useful storage cupboard and provides access to all rooms.

The heart of the home is the impressive open-plan lounge, dining area, and kitchen. This bright and spacious living space benefits from dual-aspect windows, including double french doors opening onto a Juliet balcony, allowing plenty of natural light to flood the room. The lounge and dining areas offer ample space for both relaxing and entertaining, flowing seamlessly into the modern fitted kitchen. The kitchen is well-equipped with a range of wall and base units, an integrated oven and hob, and space for additional freestanding appliances.

There are two generously proportioned bedrooms, with the principal bedroom benefiting from integrated storage. Completing the accommodation is a contemporary four-piece family bathroom, comprising a bath, separate shower, wash basin, and WC.

Externally, the property enjoys an allocated parking space within the private residents' car park, along with ample on-street parking for visitors. An additional benefit is a convenient externally accessed storage unit, shared between just three apartments, providing excellent space for bicycles, outdoor equipment, or additional household storage.

Early viewing is highly recommended to fully appreciate the spacious accommodation, convenient location, and excellent value this apartment has to offer.

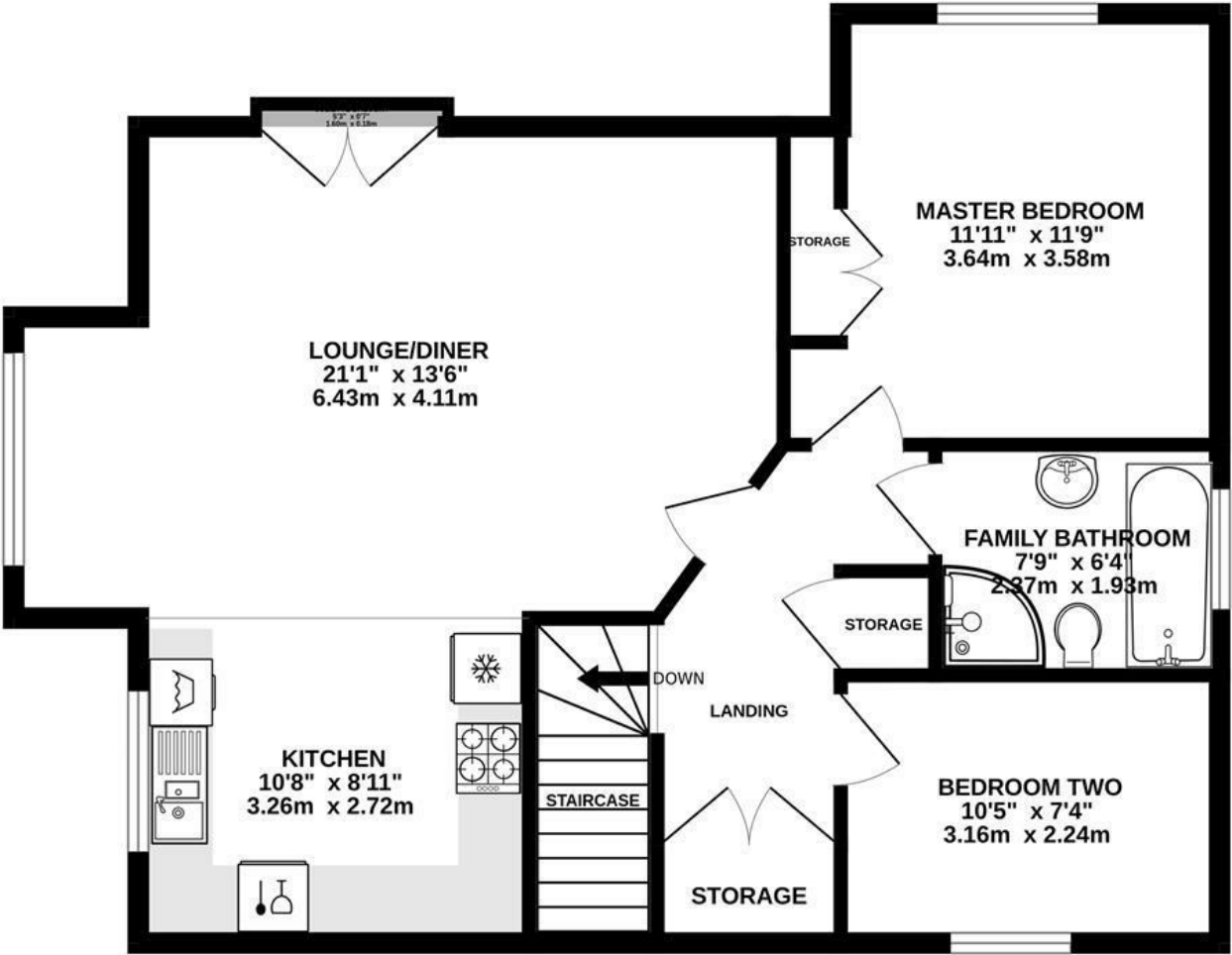






BEN ROSE

THIRD FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 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.
Made with Metropix ©2025

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

