BEN ROSE



Fusiliers Close, Buckshaw Village, Chorley

Offers Over £104,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and exceptionally well-maintained ground floor apartment, ideally suited to first-time buyers or those looking to downsize without compromising on comfort or convenience. Neutrally decorated throughout and ready to move straight into, the property also benefits from most of the kitchen appliances being included, making this an easy and appealing purchase. The apartment is situated within the popular Buckshaw Village development, which is well known for its excellent range of amenities and convenient location. A selection of shops, supermarkets, cafés, restaurants, bars, health facilities and everyday services are all within easy reach, whilst nearby parks and green spaces provide pleasant places to enjoy the outdoors. Excellent transport links are also close by, with Buckshaw Parkway railway station offering regular services towards Preston, Manchester and Blackburn, whilst the M6 and M61 are easily accessible for those travelling by road. Leyland, Chorley and Preston are all within convenient reach, making this a particularly practical location for commuters and those wanting easy access to the wider Lancashire area.

Stepping inside, a spacious entrance hall immediately provides a welcoming introduction to the property, with two built-in storage cupboards offering valuable space for coats, shoes and household essentials. From here, the accommodation flows through into the impressive open-plan lounge and kitchen area. With plenty of windows allowing natural light to fill the room, this is a bright and versatile living space with direct access to the communal garden. The modern kitchen is particularly well equipped, featuring a range of integrated appliances which are included within the sale, comprising a washing machine, tumble dryer, dishwasher, induction hob, oven and fridge freezer.

A useful breakfast bar provides seating for two and creates a convenient spot for casual meals or morning coffee. The generous lounge area provides ample room for both comfortable seating and dining, creating a sociable space that works equally well for relaxing or entertaining.

The apartment offers a well-proportioned double bedroom, which benefits from a built-in wardrobe with mirrored doors, providing excellent storage whilst helping to keep the room feeling spacious. Completing the accommodation is the modern family bathroom, finished with attractive grey tiling and fitted with a three-piece suite, providing a clean and contemporary space for everyday use.

Externally, the property benefits from one designated parking space situated just steps from the entrance to the building, with additional visitor parking available nearby. To the side of the property, accessed directly from the lounge, is a beautifully maintained communal garden, predominantly laid to lawn with established trees providing an attractive and peaceful outlook. Combining a stylish, ready-to-move-into interior with excellent storage, integrated appliances, a handy breakfast bar, designated parking, attractive communal gardens, this is an excellent opportunity for anyone seeking a low-maintenance home in the highly convenient and popular setting of Buckshaw Village.









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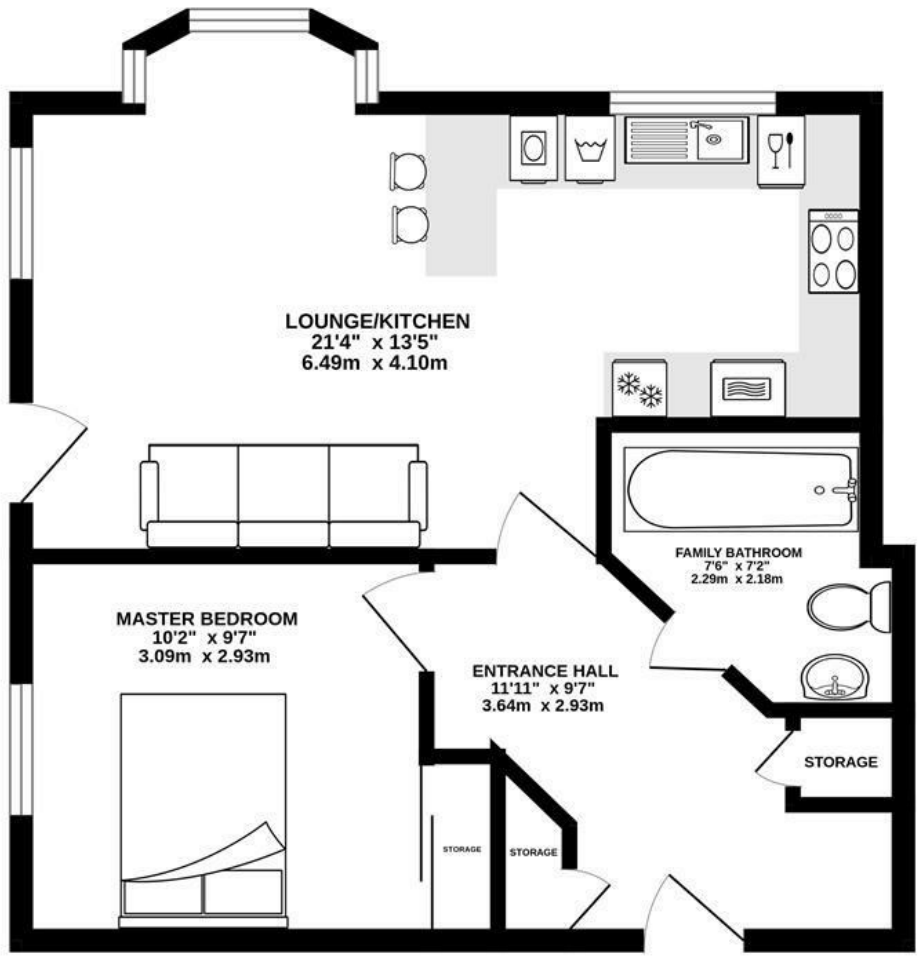




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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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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