



Buchanan Court, Buckshaw Village, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to the market this charming and well-presented one-bedroom apartment, arranged over two floors and ideally situated within a popular residential area of Buckshaw Village. Perfectly suited to first-time buyers, singles or couples, the property offers a well-planned layout with modern accommodation throughout and is being offered to the market with No Onward Chain. Buckshaw Village is well placed for commuting to the major towns and cities across the North West, with excellent access to the M6 and M61, while also benefiting from a fantastic range of local amenities including good schools and nurseries, family-friendly pubs, restaurants and leisure facilities.

Internally, the property opens into a spacious entrance hallway, providing access to the bathroom, stairs and bedroom. The modern bathroom is fitted with a bath and over-bath shower. The comfortable double bedroom benefits from a large under-stair storage cupboard, providing useful additional storage space.

Upstairs, the property opens into a bright and spacious open-plan lounge, kitchen and breakfast room, with tall ceilings helping to create a lovely sense of space. The room enjoys dual-aspect windows along with a further window/Juliet balcony, allowing plenty of natural light into the accommodation. The modern kitchen is fitted with an integrated hob and oven, fridge/freezer and washing machine, while a breakfast bar provides a useful dining space for two. The lounge offers ample room for a two-piece sofa set and additional furnishings, creating a comfortable and versatile living area.

Externally, the entrance to the property is set back from the road and screened by plants and shrubbery, providing a degree of privacy. Residents also benefit from parking for one car within the designated resident parking bays. With its modern accommodation, excellent transport links, popular location and No Onward Chain, this is a lovely opportunity for a first-time buyer, single occupant or couple looking for a well-presented home in Buckshaw Village.

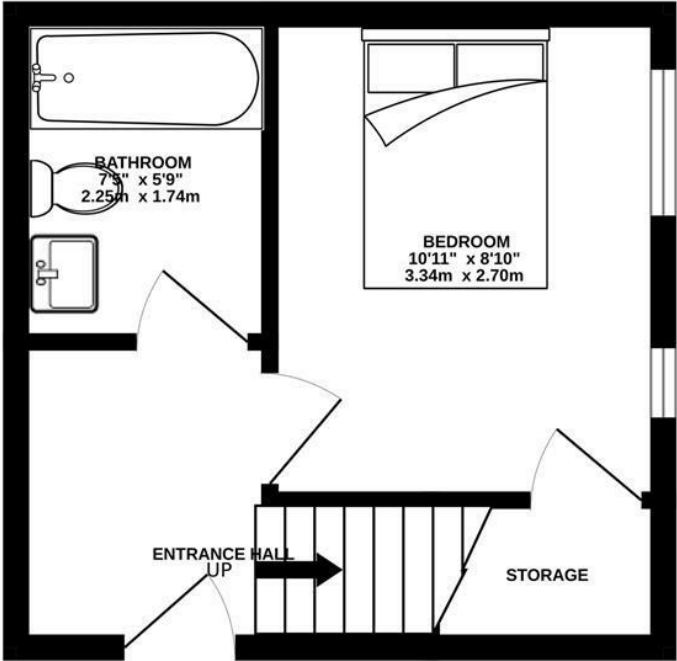




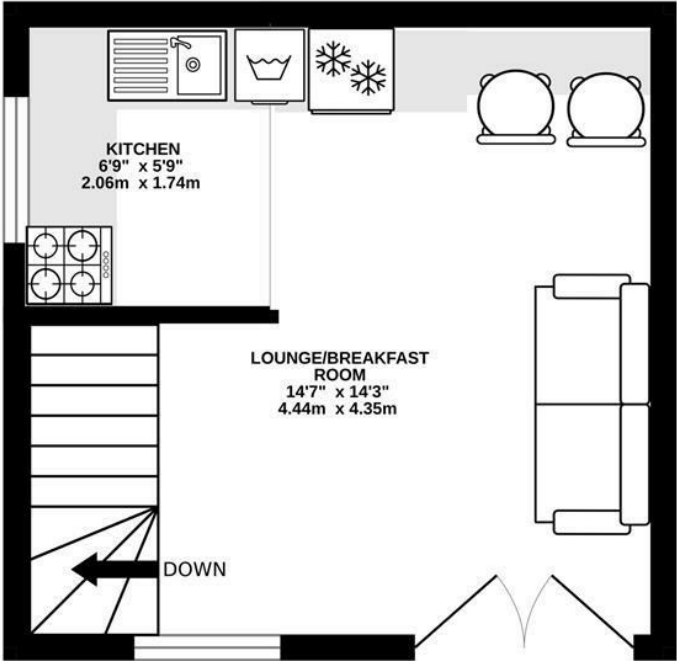


BEN ROSE

GROUND FLOOR
208 sq.ft. (19.3 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 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) 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		
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



