



Oakbridge Drive, Buckshaw Village, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to market this well-presented one-bedroom first-floor apartment, set within an exclusive over-55s development. This modern home is located in a popular area and benefits from a range of on-site amenities, including a bar/bistro, hairdressers, convenience shop, and gym.

The property is ideally situated just a short drive from Chorley, Leyland, and Preston town centres, and offers excellent transport links via nearby bus routes and the M6 and M61 motorways. A variety of local amenities, including supermarkets, cafés, a health centre, and a railway station with direct links between Manchester and Blackpool, are all within easy walking distance.

Internally, the property opens into a welcoming reception hall, complete with a convenient storage cupboard and access to all rooms. From here, you enter the spacious open-plan lounge/kitchen/diner. The contemporary kitchen features a range of integrated appliances, including a fridge, freezer, oven, hob, and washing machine, along with ample storage. The lounge benefits from double patio doors opening onto a charming Juliette balcony, offering pleasant views over the communal gardens.

Returning through the hallway, you will find a well-proportioned double bedroom with dual aspect windows, along with a modern three-piece shower room, complete with a walk-in shower and tall storage cabinet.

Externally, the development boasts beautifully maintained communal gardens, a bowling green, and furnished patio areas. There is also ample resident and visitor parking available, including designated disabled bays.

Early viewing is highly recommended to avoid potential disappointment.





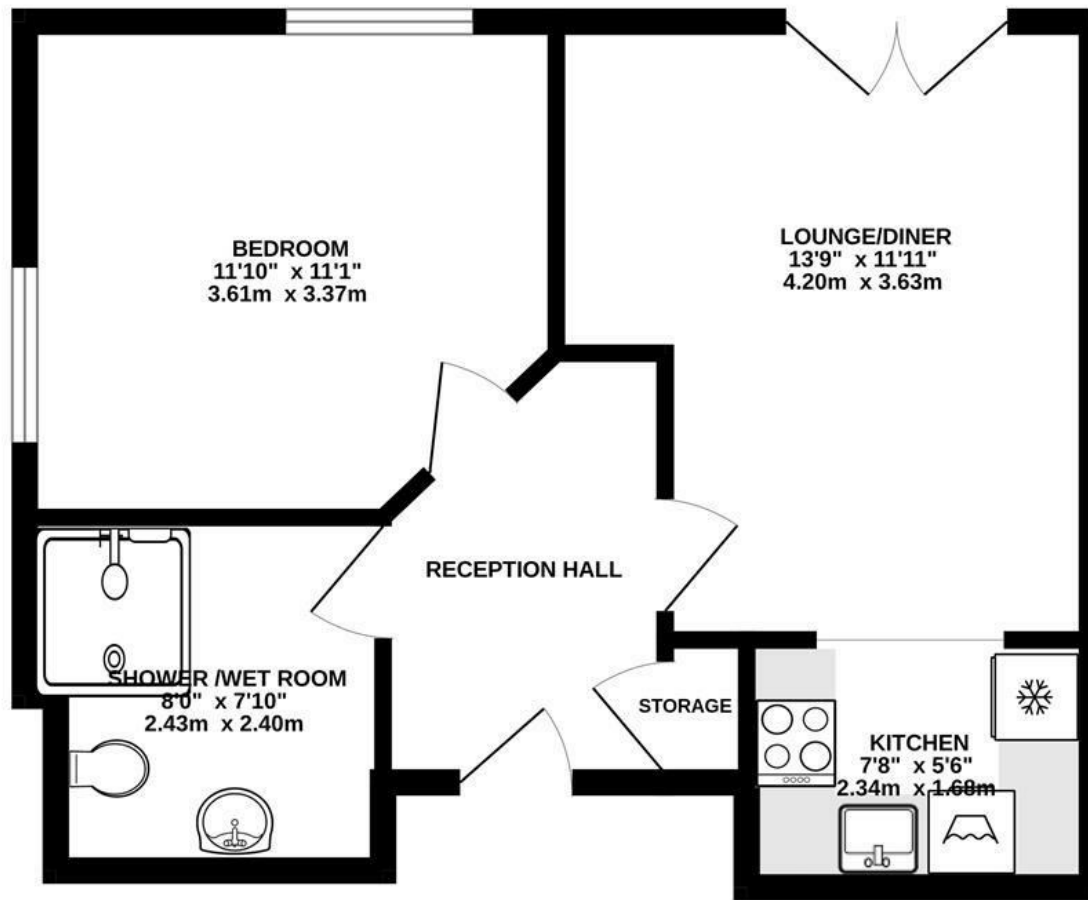








GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

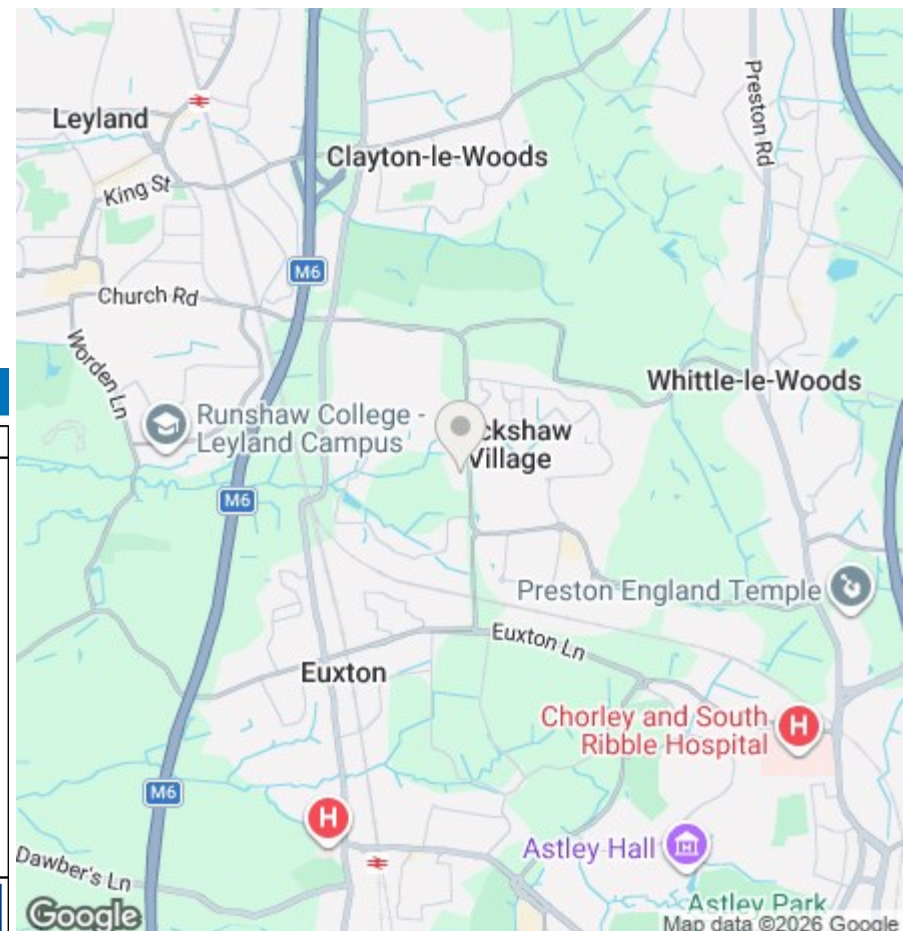


TOTAL FLOOR AREA : 434 sq.ft. (40.3 sq.m.) approx.

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		78	78
(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		