



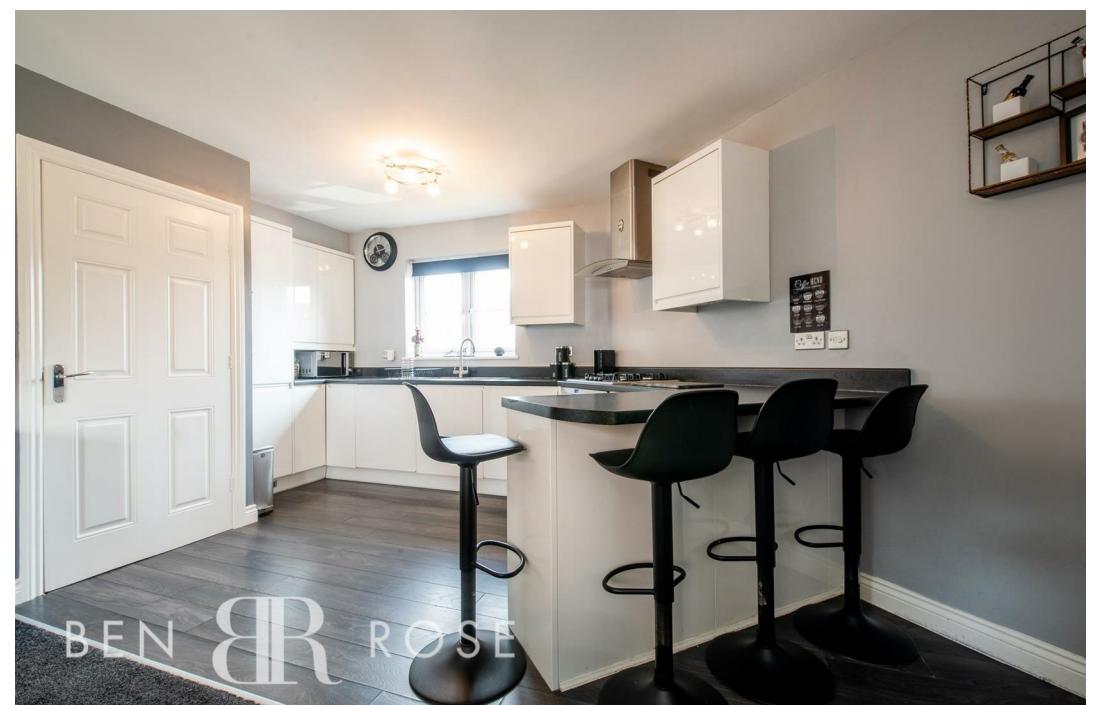
Blacksmith Walks, Buckshaw Village, Chorley

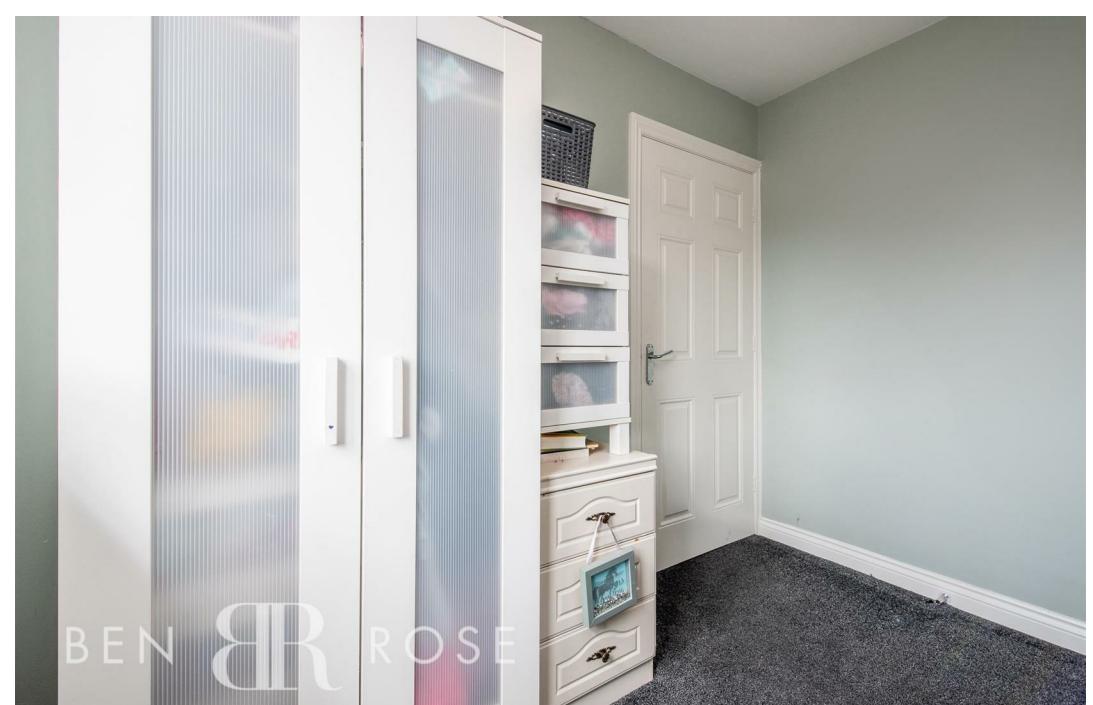
Offers Over £124,995

Ben Rose Estate Agents are delighted to present to the market this well presented first-floor two-bedroom apartment situated in the sought-after area of Buckshaw Village, Chorley. This property would be an ideal choice for first-time buyers looking to step onto the property ladder. Conveniently located in a quiet location, just a short drive from Chorley, it is surrounded by excellent local schools, supermarkets, and amenities. Furthermore, fantastic travel links are available via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property is accessed on the ground floor and comprises a welcoming entrance porch with a convenient storage area. The main entrance hall leads to the living space upstairs. Upon entering, you'll find the open-plan Lounge/Kitchen/Diner with large dual aspect windows allowing ample natural light. The modern kitchen boasts attractive wall and base units with complementing work surfaces and integrated appliances. Additionally, there is a convenient breakfast bar with seating for up to four people. Continuing through the property, you'll find two well-proportioned bedrooms and a three-piece bathroom with an over-the-bath shower. A convenient storage area is located off the shower room.

Externally, the property boasts a single detached garage and additional parking space at the rear.





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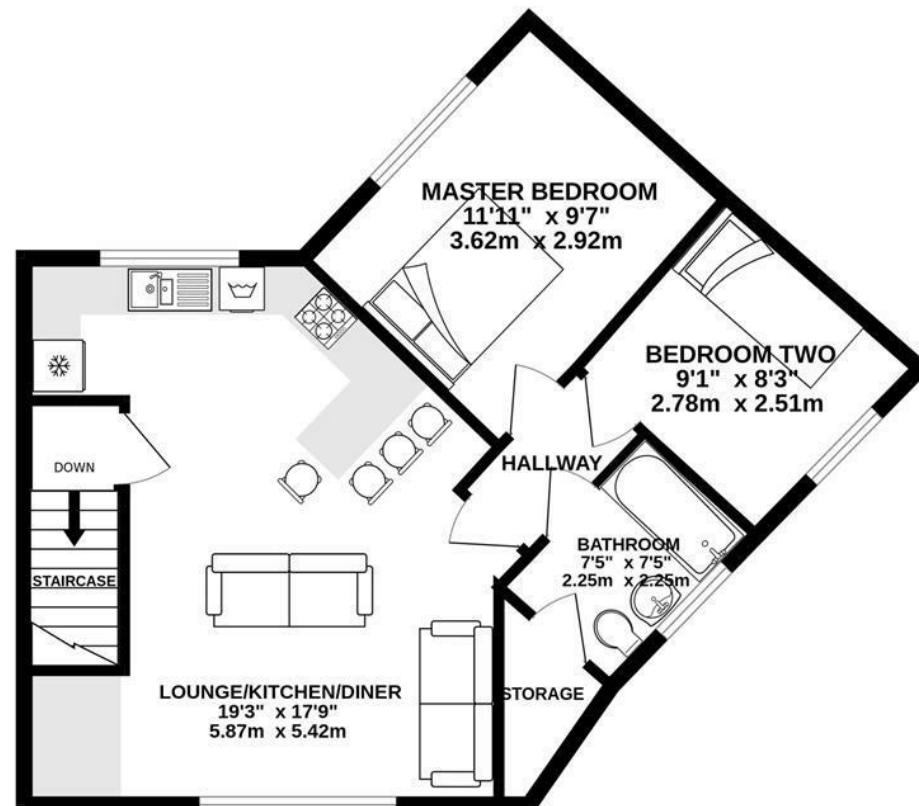
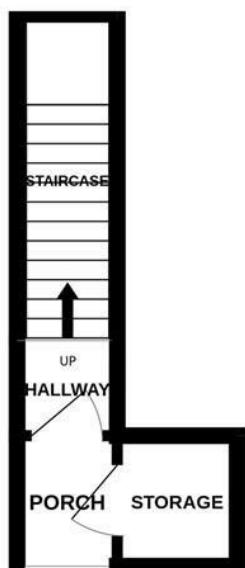
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GROUND FLOOR
87 sq.ft. (8.1 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



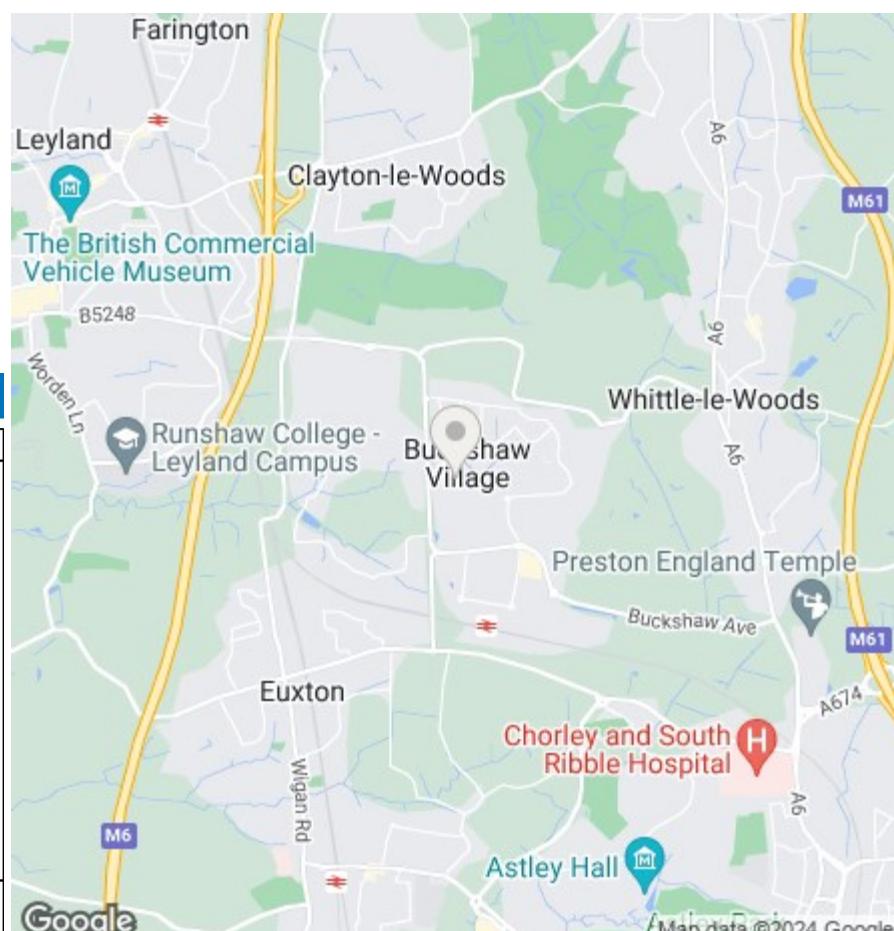
TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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	