



Anderton Crescent, Buckshaw Village, Chorley

Offers Over £124,995

****ATTENTION INVESTORS - This property is being sold with tenants in-situ****

Ben Rose Estate Agents are pleased to present to market this well-maintained two-bedroom second-floor apartment, offered exclusively to investors with tenants currently in situ, providing an excellent ready-made investment opportunity. Positioned within a peaceful and highly desirable area of Buckshaw Village, the property enjoys a tranquil setting alongside attractive open views, creating a pleasant living environment for tenants. Buckshaw Village continues to be one of Lancashire's most sought-after residential locations, offering an abundance of amenities including supermarkets, cafés, restaurants, medical facilities, gyms and local shops. Excellent transport connections are available via Buckshaw Parkway railway station, which provides direct links to Preston, Manchester and beyond, whilst the nearby M6, M61 and M65 motorway networks offer convenient access across the wider North West region.

Entering the apartment, you are welcomed into a spacious reception hall which provides access to the principal rooms and benefits from two useful integrated storage cupboards. The generous lounge/diner serves as the heart of the home, featuring dual-aspect windows that allow natural light to flood the space, along with a large Juliet balcony that enjoys beautiful views across the surrounding area. An open access leads through to the modern fitted kitchen, which is equipped with a range of integrated appliances and ample storage, creating a practical and attractive space for everyday living. The accommodation is further complemented by a contemporary three-piece family bathroom featuring an overhead shower.

The master bedroom is a well-proportioned double room, complete with built-in wardrobes and the added convenience of a private three-piece en-suite bathroom. Bedroom two is also generously sized and offers flexibility for use as a guest room, home office or additional bedroom accommodation.

Externally, the property is accessed via a secure communal entrance door leading to a well-maintained communal staircase. The apartment benefits from a private allocated parking bay conveniently positioned close to the entrance, providing secure off-road parking for one vehicle. Surrounded by attractive communal grounds and enjoying a peaceful location within the development, this apartment represents an outstanding investment opportunity, combining strong tenant appeal, excellent commuter links and the convenience of a thriving village community.













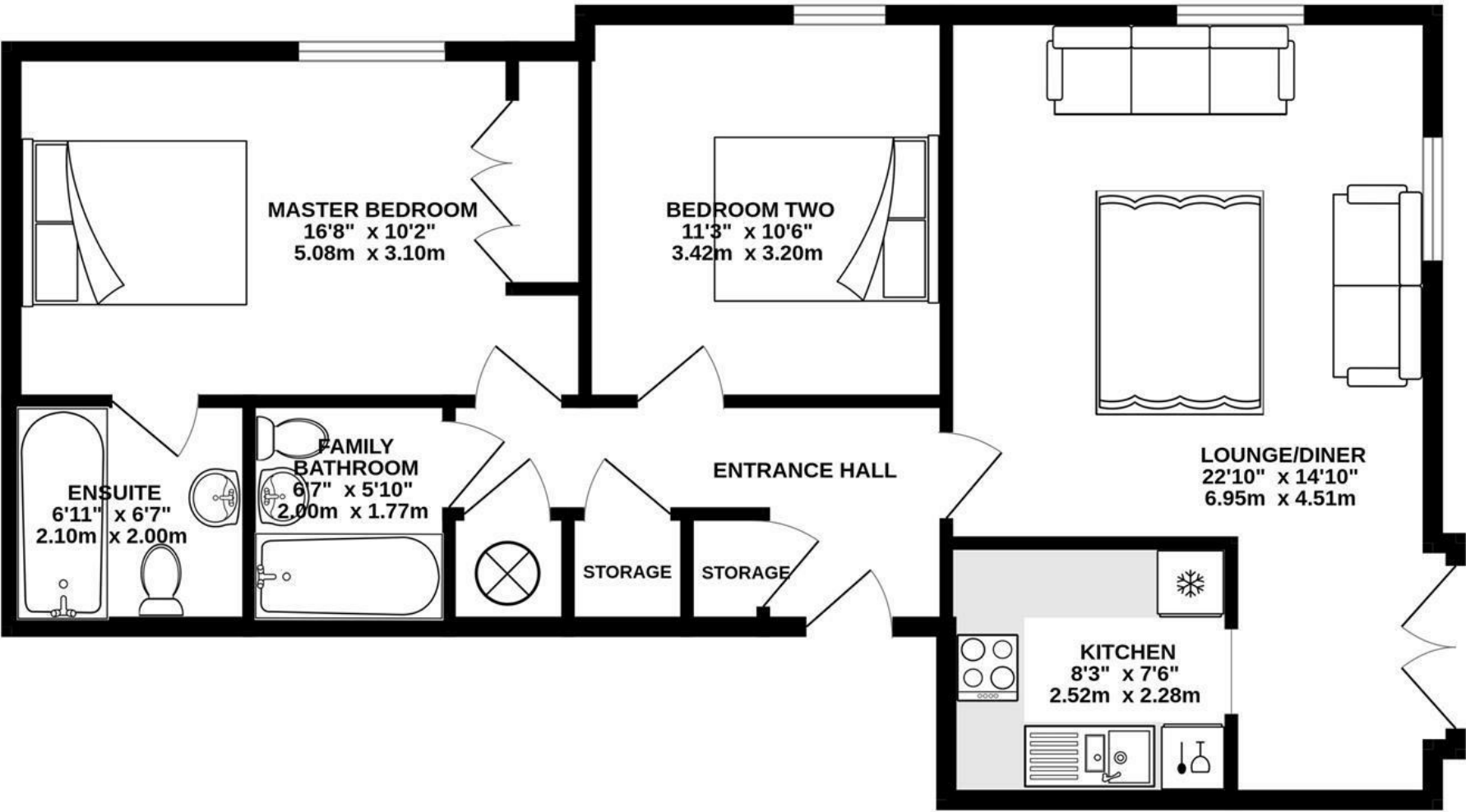








GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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		
	74	80
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 	

