



## Cornwall Avenue, Buckshaw Village, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, second-floor apartment situated in the sought-after area of Buckshaw Village. Nestled in a quiet location, this property offers a peaceful lifestyle with convenient access to local amenities and scenic walking routes. Excellent travel links, including local bus routes, a nearby train station, and the M6, M61, and M65 motorways, ensure easy connectivity for commuting and travel.

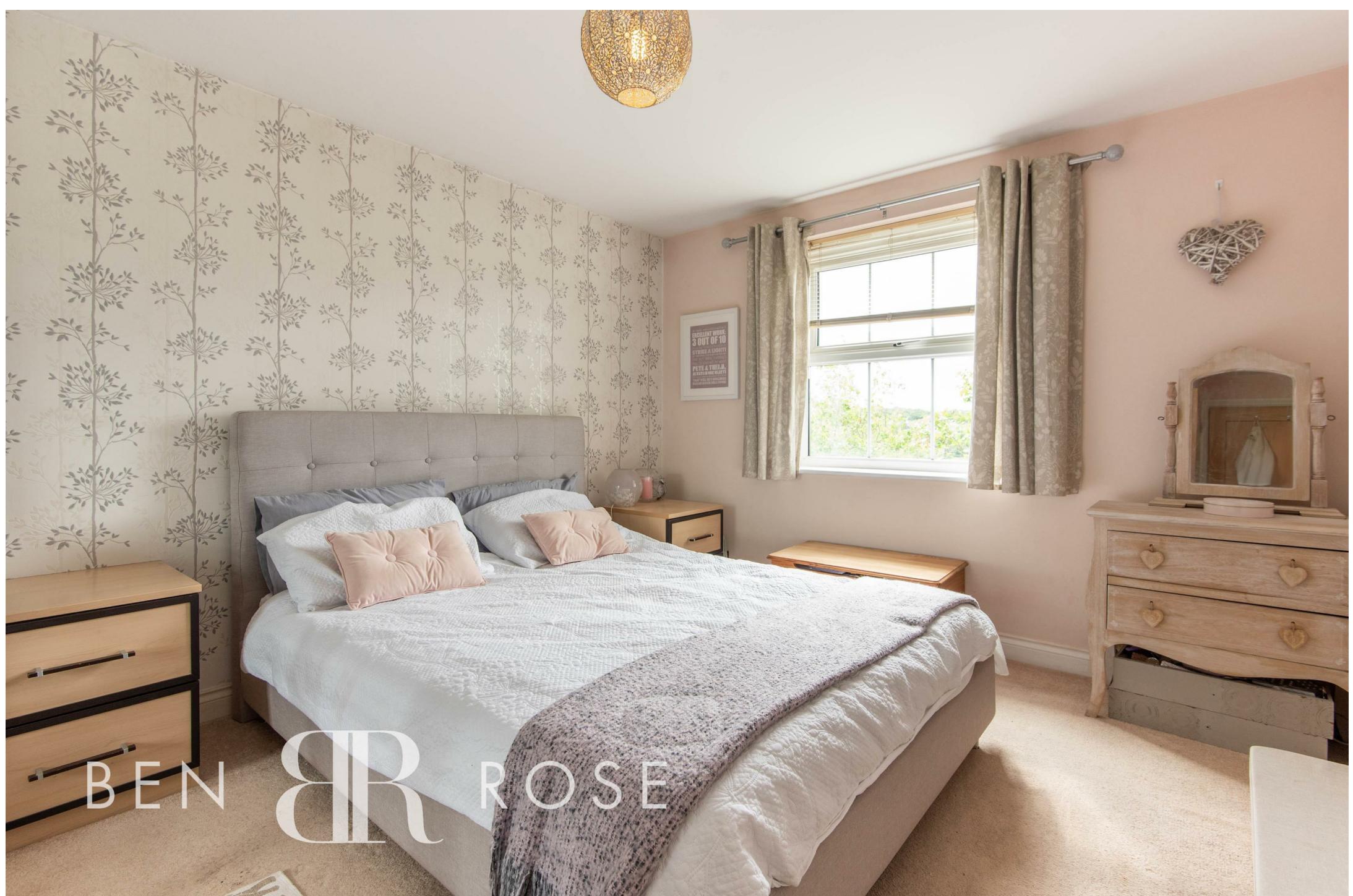
As you enter the apartment, you are greeted by a welcoming entrance hallway that leads to all the main living areas. The spacious lounge is a highlight, featuring a Juliet balcony that offers stunning views of Rivington Pike in the distance, perfect for enjoying a morning coffee or unwinding in the evening. An electric fireplace adds a cozy touch to the room. Directly opposite the lounge, you'll find the well-appointed kitchen, equipped with integrated appliances such as a hob, oven, fridge/freezer, dishwasher, and washing machine. The kitchen has recently been enhanced with a new floor, adding a fresh and modern feel.

The master bedroom is a tranquil retreat, complete with a window that allows natural light to flood in and a three-piece en-suite bathroom. The en-suite has been recently updated with a new shower and elegant Italian tiling, providing a touch of luxury. The second bedroom also benefits from a window, making it a bright and airy space. Additionally, the apartment features a three-piece family bathroom, catering to all your needs.

Externally, the property offers a car park at the rear with allocated space for one car, along with additional visitor parking spaces. The surrounding area provides plenty of greenery and walking routes, enhancing the sense of tranquility. Fast fibre broadband is available, ensuring you stay connected with ease. The Juliet balcony, with its view of Rivington Pike in the distance, serves as a perfect spot to appreciate the picturesque surroundings.

This delightful apartment combines modern amenities with a peaceful location, making it an ideal home for those seeking a blend of convenience and serenity.





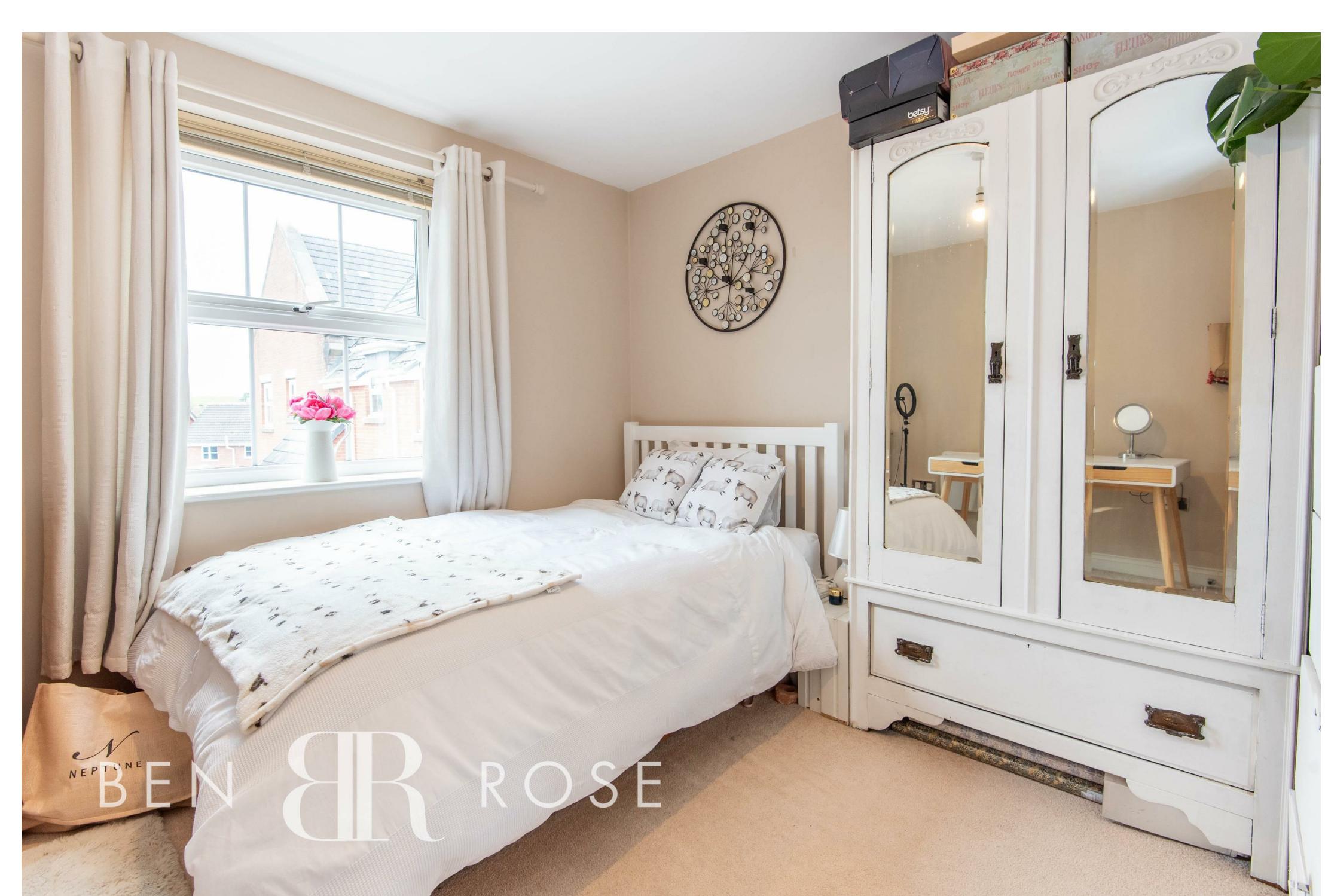


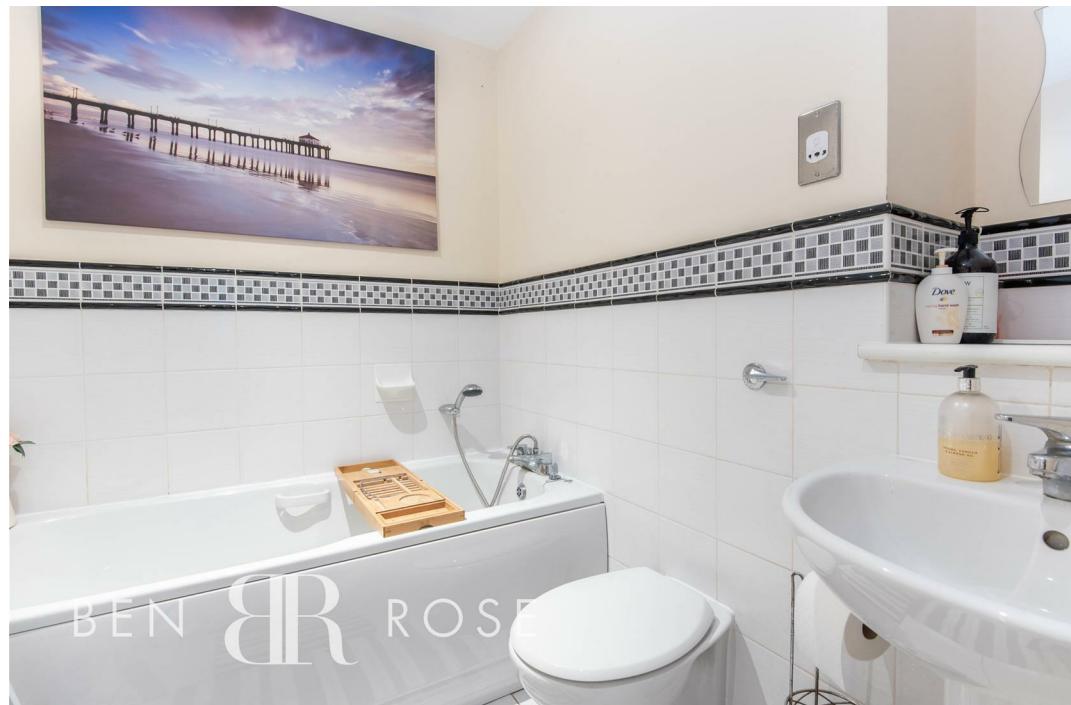
BEN ROSE



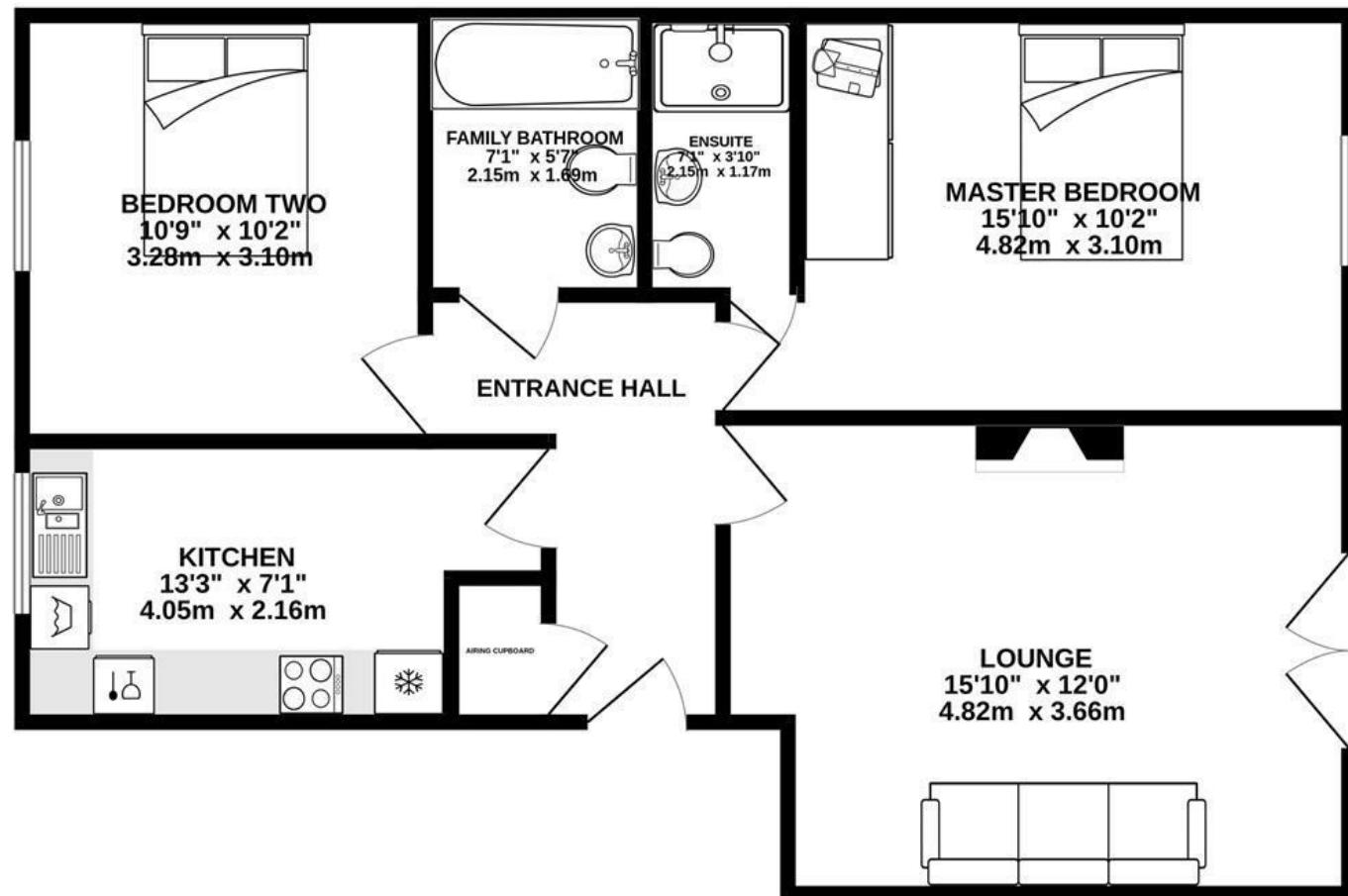
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## SECOND FLOOR 655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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