



BEN ROSE

Abbott Court, Buckshaw Village, Chorley

Offers Over £119,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom first-floor apartment situated in the sought-after Buckshaw Village. Perfectly suited for first-time buyers or those looking to downsize, the property benefits from its convenient location near outstanding local schools, supermarkets, and restaurants within Buckshaw Village. It is also just a short drive to the nearby towns of Chorley and Leyland. Excellent travel links, including a nearby train station and easy access to the M6 and M61 motorways, make this an ideal location for commuting. Early viewing is strongly advised to avoid disappointment.

The apartment is positioned on the first floor and offers a welcoming entrance hallway featuring integral storage and providing access to all rooms. At the end of the hall, you'll find a spacious open-plan lounge and kitchen area. The lounge boasts a Juliette balcony, creating a bright and airy atmosphere, and includes a breakfast bar that seats up to three people. The modern kitchen is equipped with a gas cooker, integrated wall and base units, and complimentary worktops, offering both functionality and style.

The property comprises two well-proportioned bedrooms, both comfortably accommodating double beds. The master bedroom benefits from a three-piece ensuite and a fitted wardrobe, adding to its appeal. A three-piece family bathroom, conveniently located off the hallway, completes the interior layout.

Externally, the apartment includes one allocated parking bay, with additional parking available for visitors. The surrounding area offers pleasant short walks and shared lawn spaces, enhancing the community feel and outdoor appeal of the property.





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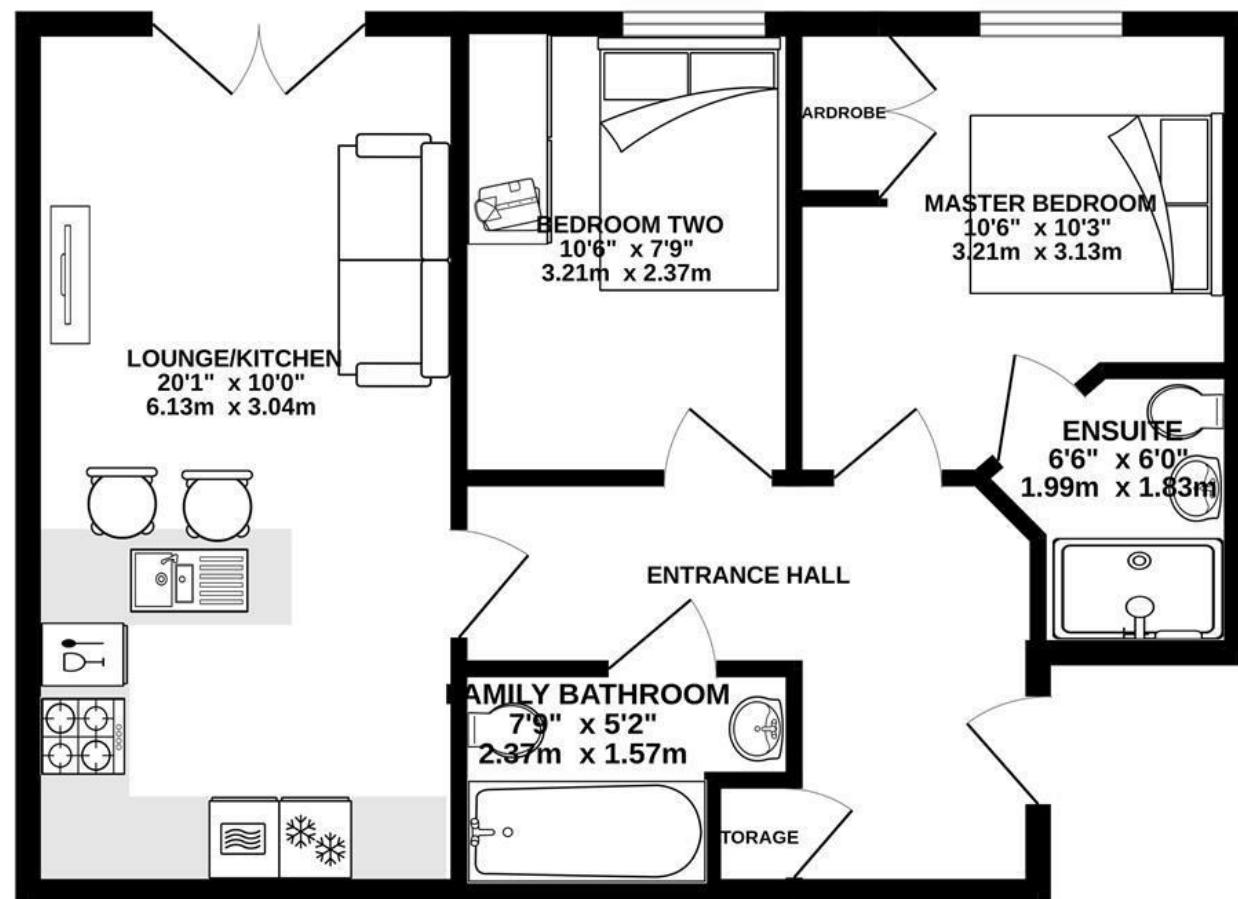






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FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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 general guidance 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		

