



## Cordwainers Court, Buckshaw Village, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to the market this third-floor, two-bedroom apartment, located within a well presented apartment block in the popular area of Buckshaw Village. Perfectly positioned, the apartment is just a short drive from Chorley and is surrounded by excellent local schools, supermarkets, and amenities. For commuters, there are fantastic transport links via the nearby train station, as well as easy access to the M6 and M61 motorways.

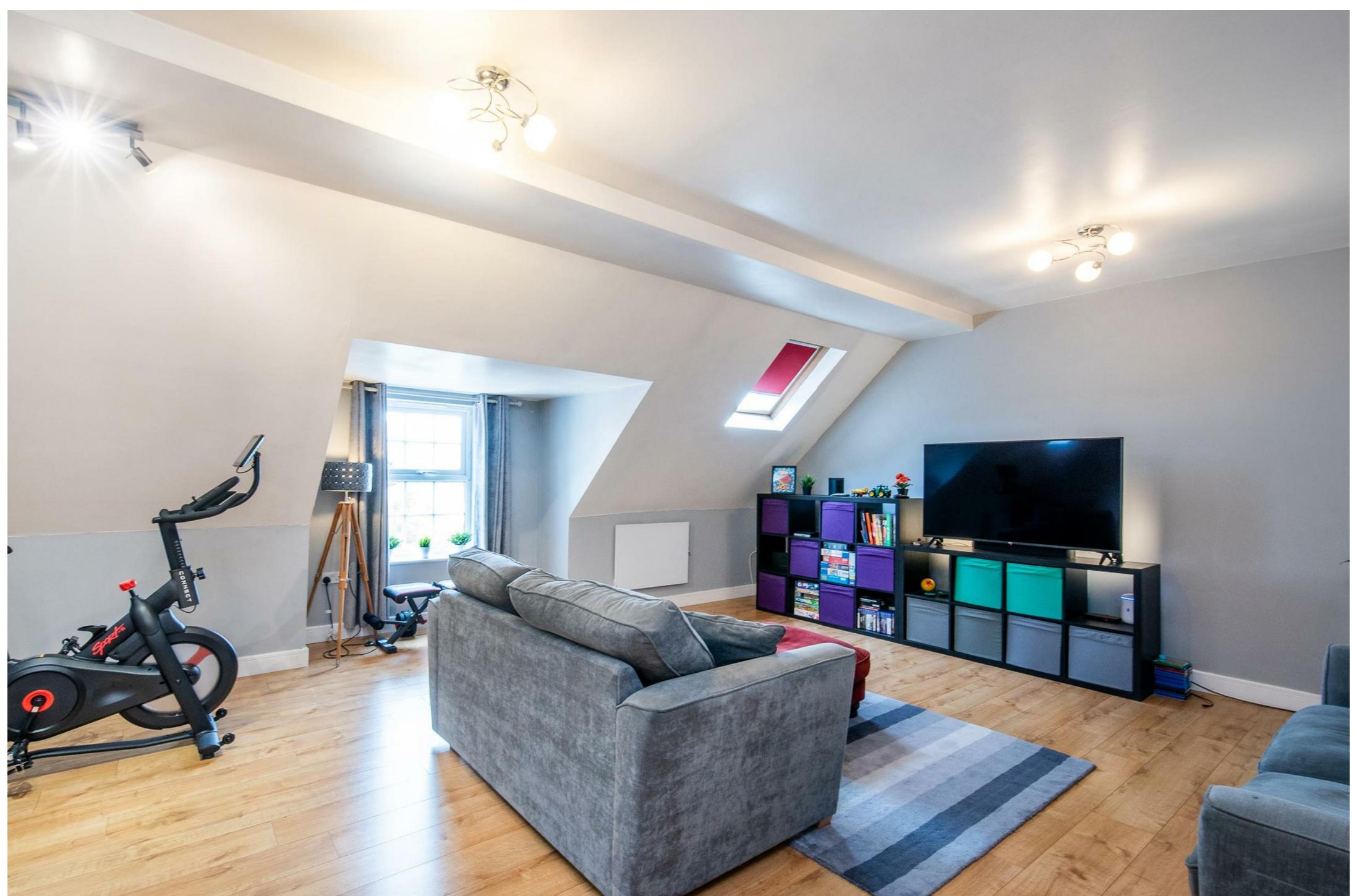
Upon entering the property, you are welcomed into a central entrance hallway that provides access to most rooms. To the left, you'll find the open-plan lounge, kitchen, and dining area. This spacious room features a contemporary fitted kitchen with an integrated oven and hob, complemented by a convenient breakfast bar. There is ample space to create a comfortable lounge area alongside a dedicated dining space, while a trio of windows floods the room with natural light.

On the opposite side of the hallway are two well-proportioned double bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. The three-piece family bathroom completes the apartment. Both bathrooms have been recently installed and include illuminated, heated, anti-mist mirrors for added convenience.

Externally, the property is well-maintained and enjoys a pleasant setting, offering an allocated parking space for one vehicle along with additional visitor parking.

Early viewing is highly recommended to avoid disappointment.







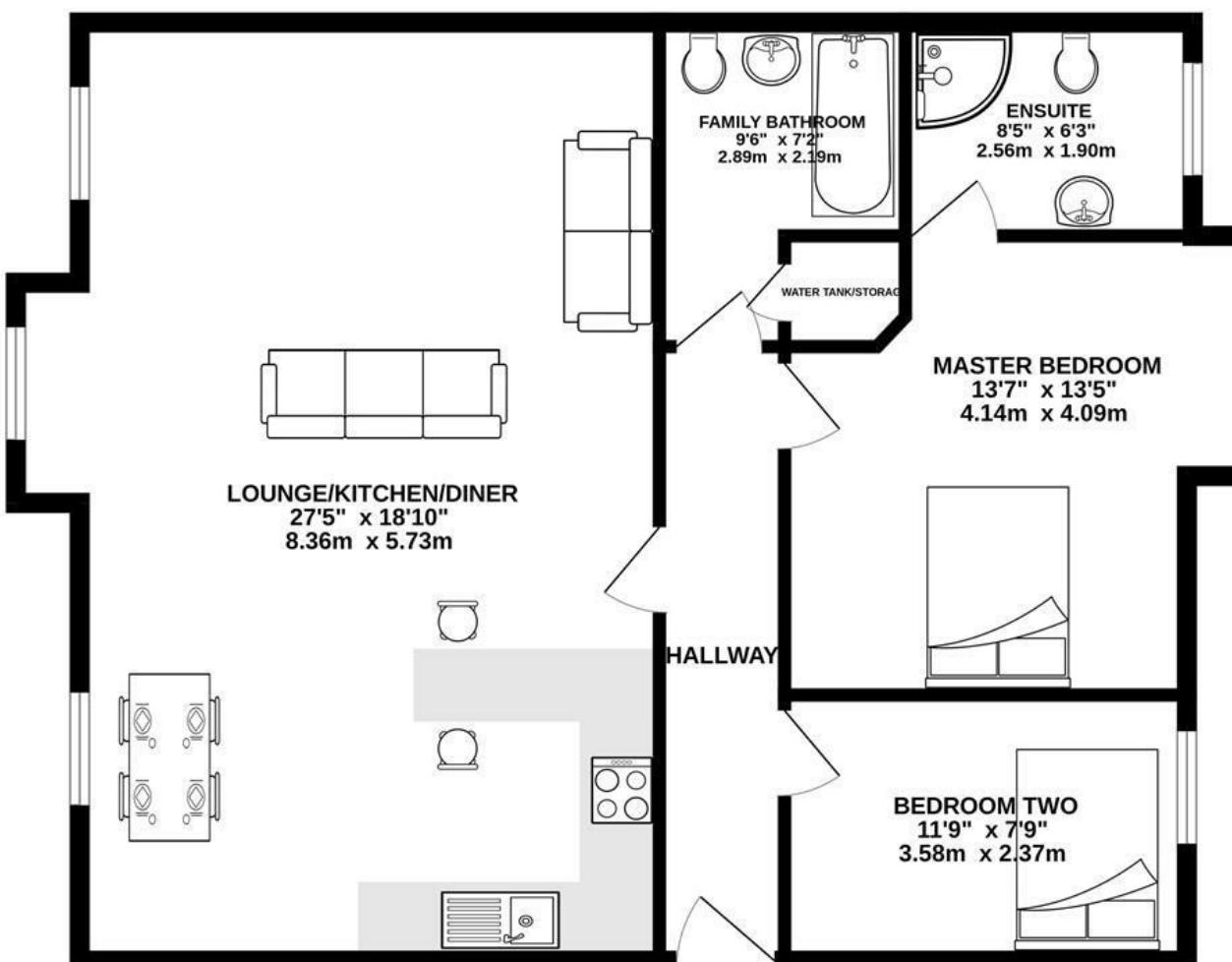






# BEN ROSE

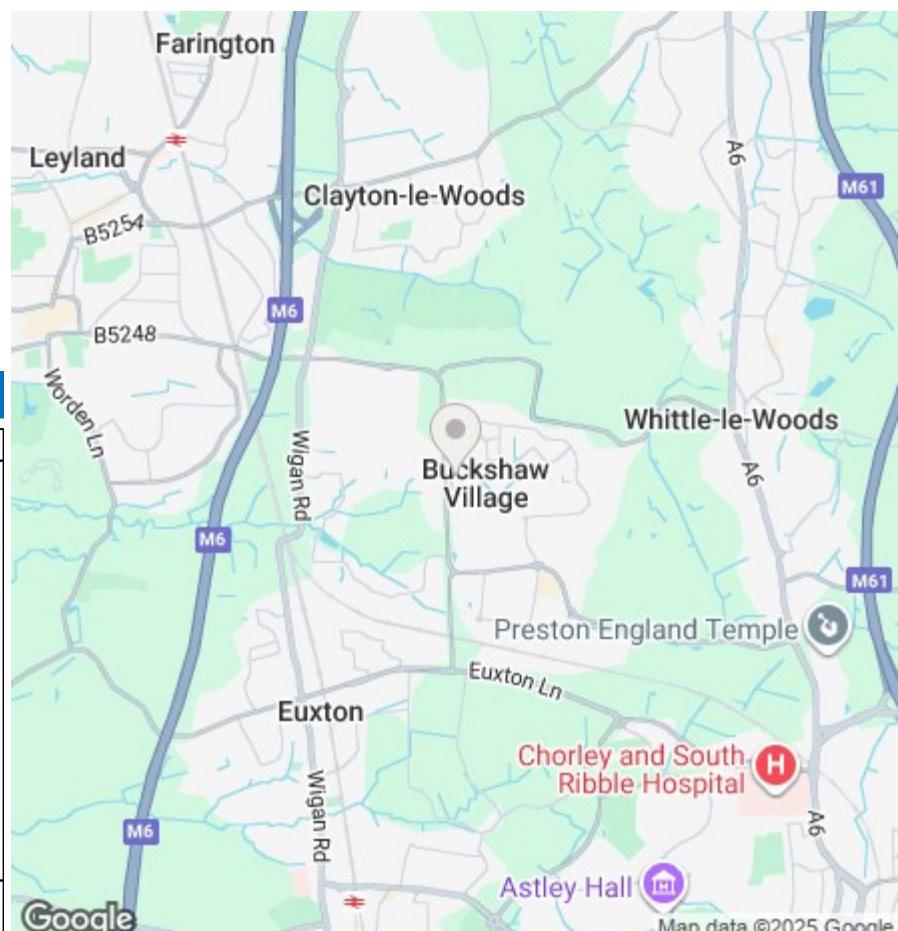
GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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	74
(55-68)	D	77
(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		
England & Wales	EU Directive 2002/91/EC	