



Guernsey Avenue, Buckshaw Village, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom second-floor (Top Floor) apartment, located in the highly sought-after Buckshaw Village development. Ideally suited to first-time buyers or couples, this modern property offers a blend of style, comfort, and convenience, with well-proportioned living spaces throughout. Buckshaw Village itself is a thriving community, boasting a wealth of local amenities including shops, schools, restaurants, and leisure facilities. Excellent transport links are on hand with Buckshaw Parkway providing direct rail services to Preston, Manchester and Wigan, strong bus connections into Chorley and Leyland, and easy access to the M6 and M61 motorways, making this the perfect home for commuters.

Stepping inside, the apartment opens into a welcoming entrance hall that provides access to all rooms. The spacious lounge enjoys a bright and airy atmosphere, enhanced by a feature wall that adds character to the space – perfect for relaxing or entertaining. The lounge flows through to the modern kitchen and dining area, equipped with a range of fitted units, integrated appliances, and ample worktop space. This area is well designed to cater for both everyday cooking and hosting dinner with friends. The property further offers a generously sized master bedroom, while the second bedroom provides flexibility, easily accommodating a double bed or serving as a stylish home office. Completing the interior is the contemporary three-piece family bathroom, fitted with modern fixtures and finished to a high standard.

Externally, the apartment is part of a well-presented and maintained building, benefitting from allocated parking for one car along with additional spaces available for visitors. The communal grounds are neat and inviting, adding to the overall kerb appeal and sense of community within the development.

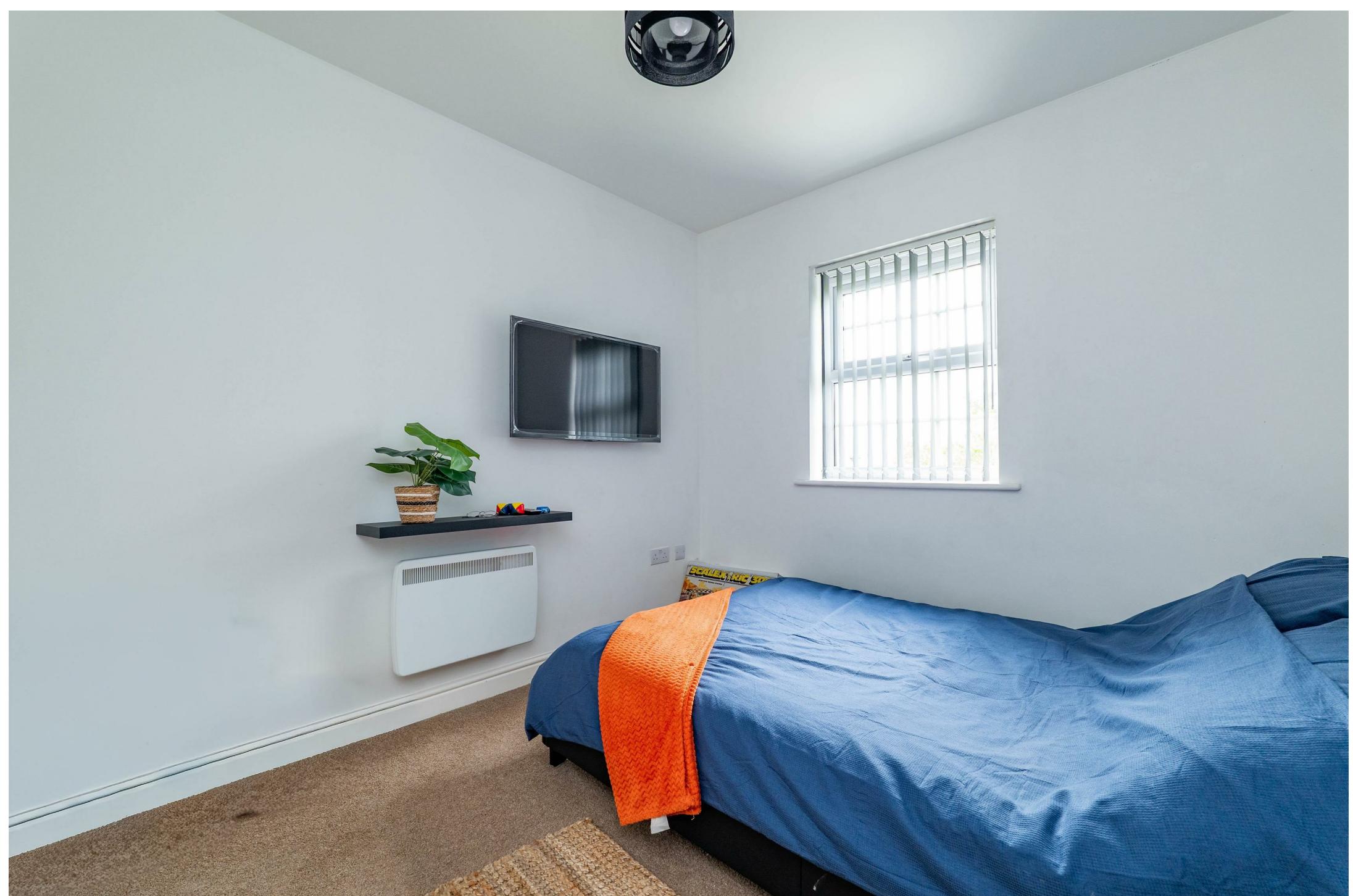
This delightful apartment presents a fantastic opportunity to step onto the property ladder in one of Lancashire's most desirable residential areas. With its modern interior, excellent location, and strong transport links, it offers both convenience and comfort, making it an ideal home for couples and first-time buyers alike. Early viewing is highly recommended to appreciate all this wonderful property has to offer.







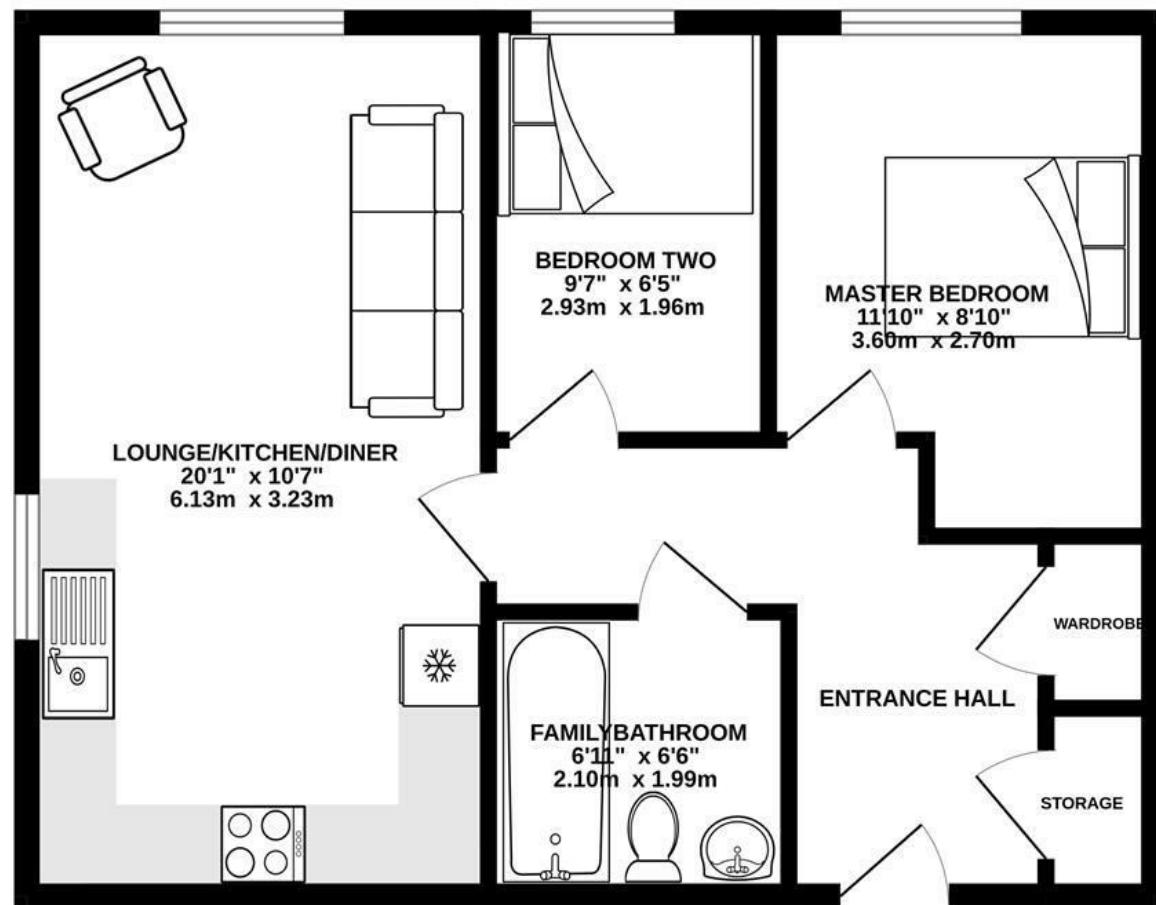






GROUND FLOOR

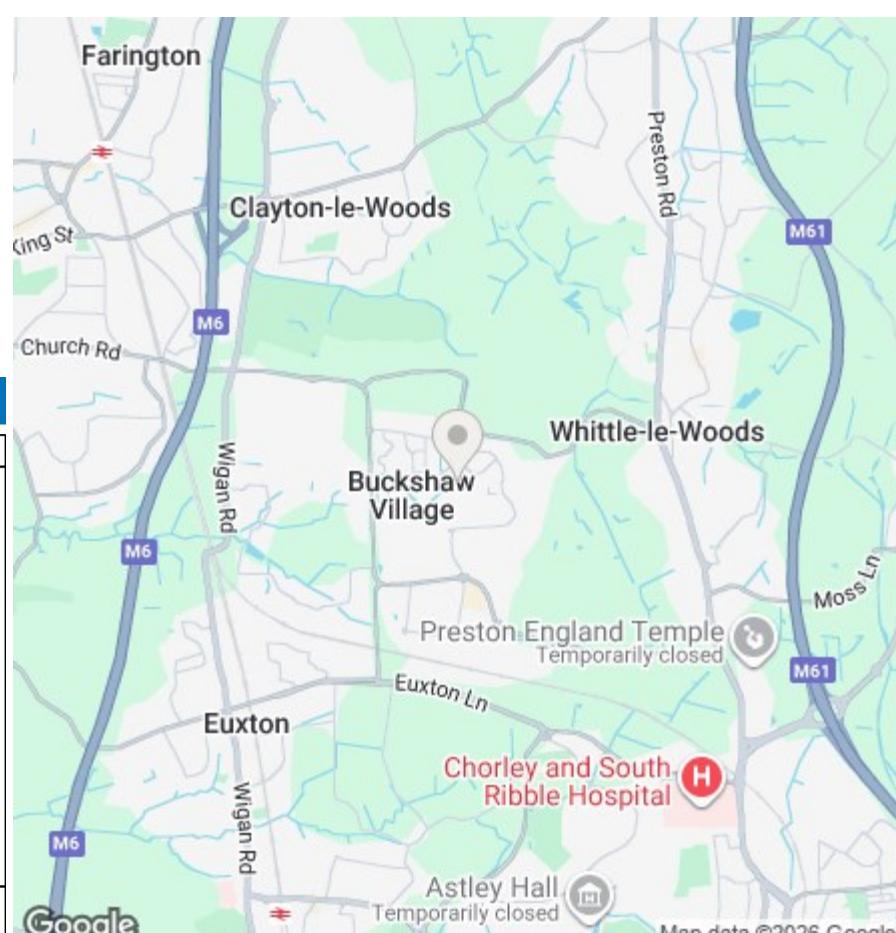
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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	70	71
(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	