



Oakbridge Drive, Buckshaw Village, Chorley

Offers Over £94,995

****This property is for over 55's only, please enquire at the office for further details****

Ben Rose Estate Agents are pleased to present to market this beautifully maintained, one-bedroom, second floor apartment situated in the highly sought-after Buckshaw Village, Lancashire. Ideal for those seeking a peaceful retirement in a well-connected location, this home offers both comfort and convenience in equal measure. Buckshaw Village is a thriving residential community that benefits from a wealth of nearby amenities, including local shops, supermarkets, cafes, and medical facilities. Excellent transport links are on your doorstep, with Buckshaw Parkway train station just a short distance away offering direct routes to Preston, Manchester, and beyond. The M6, M61, and M65 motorways are also easily accessible, making travel across the North West seamless. Nearby towns such as Chorley and Leyland provide additional shopping and leisure opportunities, while countryside walks and green spaces add to the charm of this well-connected location.

Upon entering the apartment, you are greeted by a welcoming entrance hall that flows through to each room with ease. The heart of the home is the spacious open-plan lounge and kitchen area – a bright and inviting space ideal for relaxing or entertaining guests. The kitchen is well-appointed with a range of integrated appliances and ample cupboard storage, providing both practicality and style. Adjacent to the kitchen is the generous lounge area, with ample natural light, enhancing the warmth and comfort of the room. The well-sized family bathroom is fitted with a modern three-piece suite in a neutral finish.

The large master bedroom offers a peaceful retreat with space for additional furniture and built-in wardrobes, ensuring ample storage. Neutrally decorated throughout, the room provides a calm and relaxing atmosphere – ideal for unwinding at the end of the day.

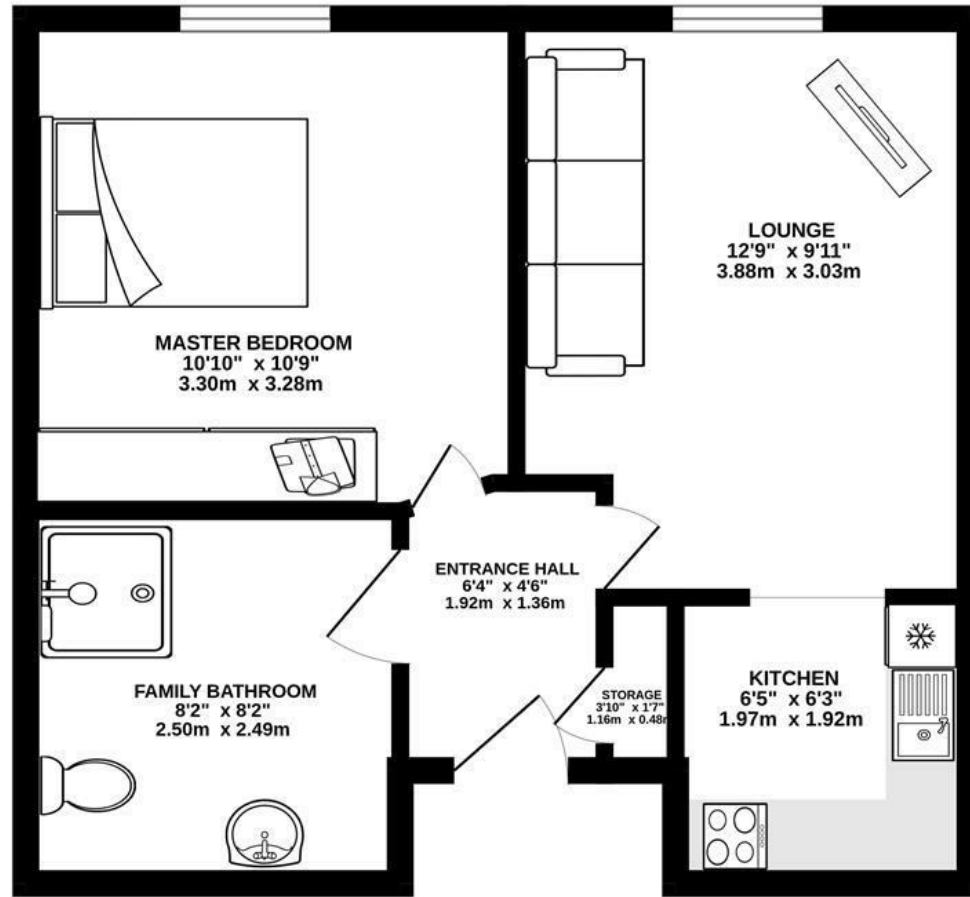
Externally, the property benefits from ample off-road parking for both residents and visitors. The apartment is set within a well-maintained and attractive complex, surrounded by neatly kept communal garden areas – perfect for enjoying a bit of fresh air without the upkeep. The development is well-regarded for its quiet and friendly environment, offering peace of mind and a sense of community.

This charming apartment presents an excellent opportunity for those seeking a low-maintenance, move-in ready home in a fantastic location. With modern interiors, excellent transport connections, and close proximity to local amenities, it is the perfect choice for comfortable retirement living.





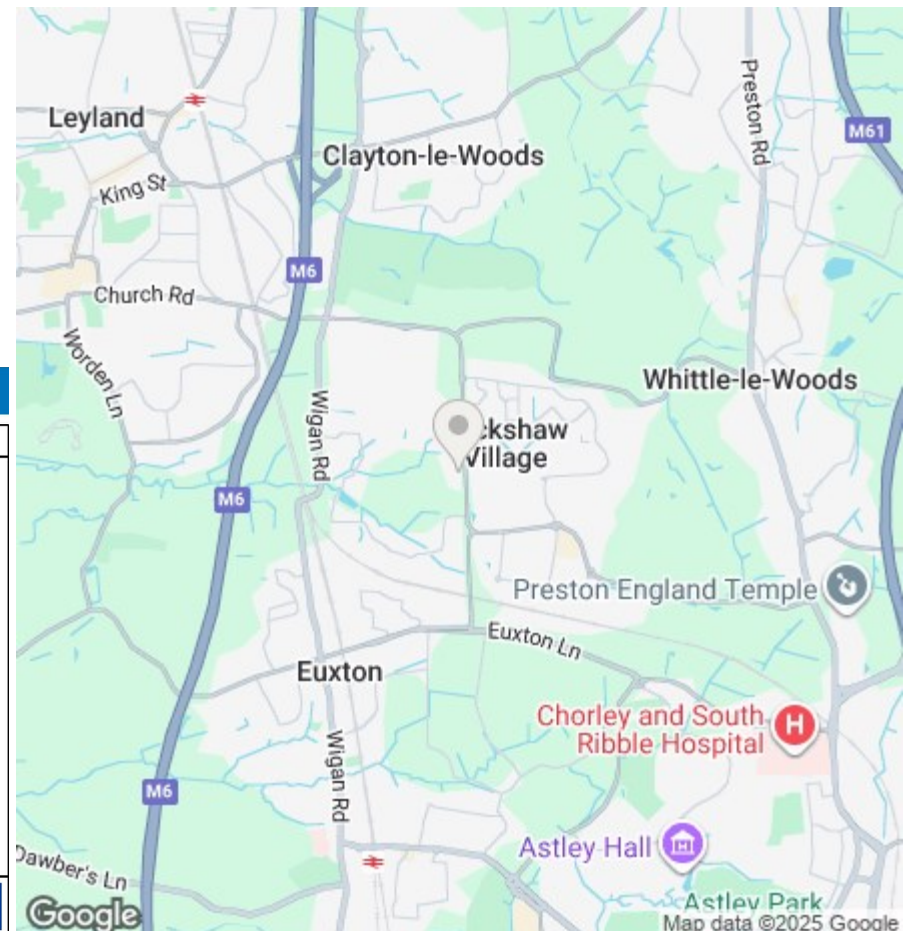
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 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	76	76
(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 (CO₂) 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	