



redrose

44 Knight Avenue

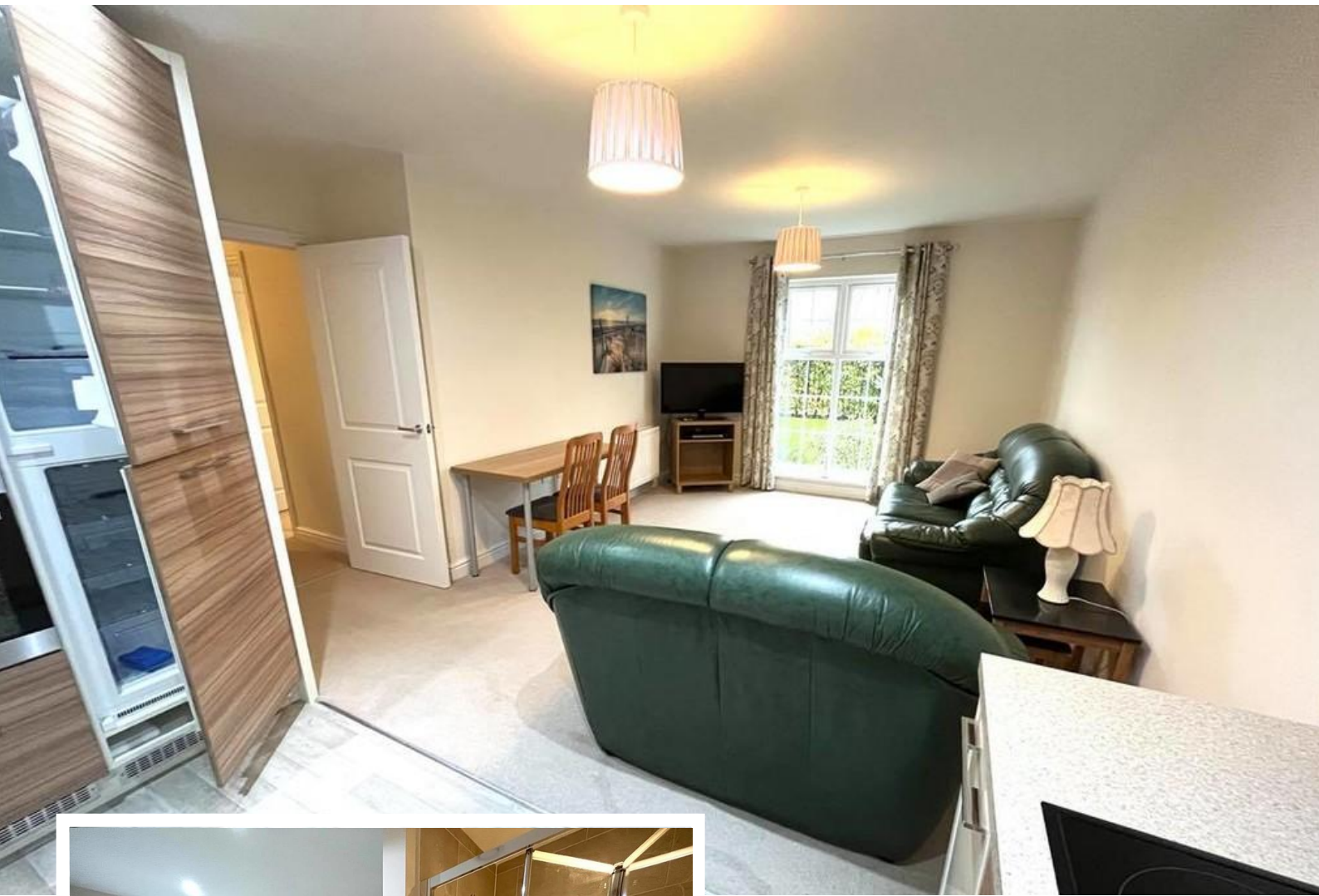
Buckshaw Village, Chorley, PR7 7HW

Beautifully presented 2 bedroom ground floor apartment in one of the most sought after apartment blocks on the village. Lovely open plan living space with open outlook to the front. 2 good size bedrooms and 4 piece bathroom with bath and separate shower. this lovely property is high spec throughout and is for sale with no onward chain ...

Asking Price Of £130,000

EPC Rating '83'





Property Description

OUTSIDE

Set in a lovely block overlooking a large grass area with allocated parking and visitor parking, the apartment also have the benefit of a shared and secure bicycle storage shed.

COMMUNAL ENTRANCE

Well maintained communal entrance with secure entry. The property is located on the ground floor.

HALLWAY

Wooden door leading to hallway with panelled and chrome handled doors leading to all rooms, storage cupboard and utility cupboard with space and plumbing for washing machine and tumble dryer.

LOUNGE/KITCHEN

13' 1" x 20' 11" (4.0m x 6.4m) Large open plan lounge/kitchen with full length double glazed window to front opening to kitchen with a range of high quality wall and base units in cream and light beech. Integrated



dishwasher, integrated oven and microwave, stainless steel sink and 4 ring hob. High quality laminate flooring and downlights.

BEDROOM ONE

10' 9" x 8' 10" (3.3m x 2.7m) Good size double bedroom with double glazed window to front and fitted blinds, fitted double wardrobes, ceiling light point and radiator.

BEDROOM TWO

9' 6" x 8' 6" (2.9m x 2.6m) Double bedroom with double glazed window to front and fitted blinds, panelled door to airing cupboard, ceiling light point and radiator.



BATHROOM

5' 10" x 9' 6" (1.8m x 2.9m) Great size family bathroom with fully tiled shower cubicle with glass screen and mains shower, bath with fully tiled surround, WC, wash hand basin, downlights, heated towel rail and high quality laminate flooring.

UTILITY CUPBOARD

With plumbing and space for washing machine and tumble dryer. ceiling light point and panelled door to hallway.

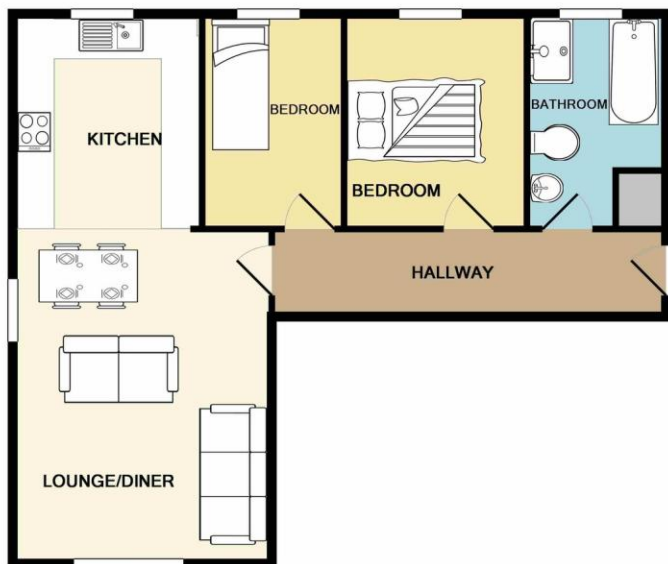
BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, coffee shops, restaurants and takeaways. There is a community centre hosting many activities, primary school, doctors surgery and dentist, a brand new nursery, children's swimming pool and hair salon.

MORTGAGE

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements