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**28 The Court Oakbridge Drive**  
Buckshaw Village, Chorley, PR7 7EH

'The Court' is a comprehensive over 55's residential complex that offers a host of facilities & activities including an on site restaurant and bar. A opportunity to purchase a sought after dwelling has arisen. The property offers ample living accommodation & plentiful storage. The spacious and thou...

**Offers Over £170,000**

EPC Rating 80C'





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## Property Description

### HALLWAY

A welcoming hallway with access to the all the rooms. A double storage cupboard

### OPEN PLAN LOUNGE/DINER/KITCHEN

19' 5" x 16' 2" (5.92m x 4.93m) Open-Plan Lounge & Kitchen:

A bright and airy open-plan lounge and fitted kitchen, ideal for apartment living. The lounge area offers comfortable living space with room to relax or entertain, while the contemporary kitchen features fitted wall and base units with contrasting work surfaces over. Stainless steel sink and mixer tap integrated appliances comprising of double oven and grill with 4 ring halogen hob, extractor hood and light and fridge freezer, all within a well-designed, sociable layout.





#### MASTER BEDROOM

16' 3" x 13' 6" (4.95m x 4.11m) A spacious master bedroom offering a calm and comfortable retreat, complete with neutral décor and ample room for furnishings. Bright and well-presented, it provides an ideal space for rest and relaxation, with the added benefit of an ensuite or fitted storage in some layouts.

#### BEDROOM TWO

9' 2" x 7' 5" (2.79m x 2.26m) A generously sized second double bedroom, ideal for guests, family, or use as a home office. Light and airy with neutral décor, it offers flexibility and comfort to suit a variety of needs.



#### WETROOM

A sleek and contemporary wetroom designed for convenience and accessibility, featuring a walk-in shower area with floor-level drainage, modern tiling, a washbasin, and WC. Stylishly finished with quality fittings, offering a clean and low-maintenance showering space.

#### FACILITIES

##### Over 55's Retirement Living:

This well-maintained development offers a peaceful and secure environment tailored for residents aged 55 and over. Designed with comfort and ease in mind, it features thoughtfully laid-out apartments, lift access, communal lounges, library, and a shop, beautiful landscaped gardens, and a strong sense of community. With on-site support and nearby local amenities, it's the ideal setting for relaxed, independent living in later life.



#### EXTERNAL GROUNDS

The development boasts beautifully landscaped communal gardens, thoughtfully designed to offer a serene and welcoming outdoor environment. Featuring well-maintained, level pathways, comfortable seating areas, and mature planting, the grounds provide a safe and tranquil space for residents to relax, socialize, and enjoy gentle walks. Designed with accessibility and ease of use in mind, these gardens perfectly complement the peaceful lifestyle of Over 55's retirement living. Plenty of car parks with off road parking and additional visitors spaces.



#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre



hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possible need for young and old alike.



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TOTAL FLOOR AREA: 923 sq ft (85.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements

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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 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