



**redrose**

**18 Worden Brook Close**

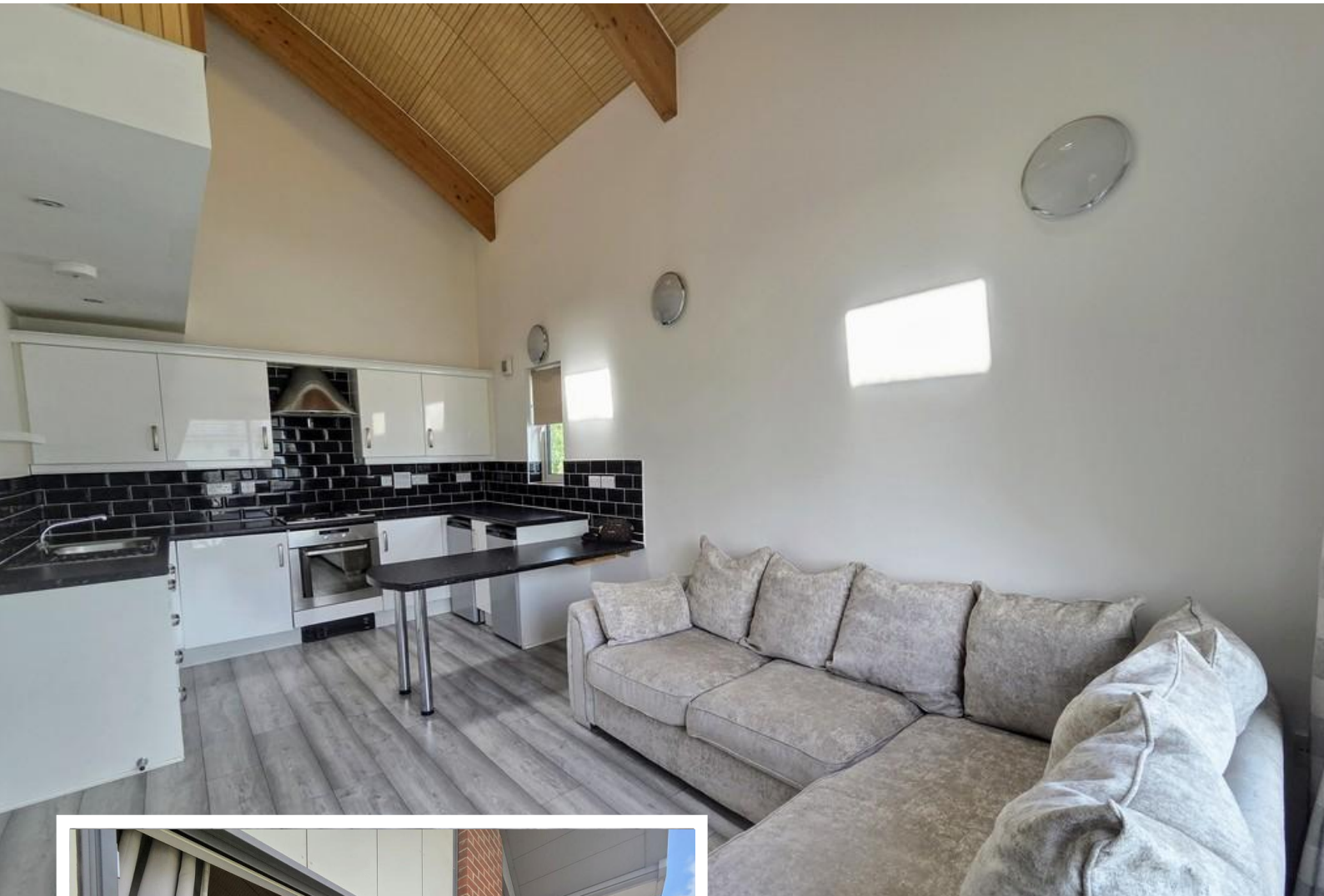
Buckshaw Village, Chorley, PR7 7BU

**FABULOUS TWO-BEDROOM DUPLEX APARTMENT – WORDEN BROOK CLOSE, BUCKSHAW VILLAGE** A spacious and quirky top-floor apartment with unique character and great proportions throughout. The layout includes an open-plan living/kitchen area with balcony, a modern fitted kitchen with integrated appliances, and a stylish family bathroom. One bedroom sits on the lower level with a stunning feature circular window, while a staircase leads to a large mezzanine-style double bedroom with storage and an en-suite shower room. High ceilings and architectural charm make this apartment truly one of a kind.

**Guide Price £130,000**

EPC Rating '59D'





## Property Description

### HALLWAY

A welcoming entrance hallway, providing a bright and practical introduction to the home. With ample space for coats and footwear, it flows seamlessly to the open-plan lounge and kitchen, setting the tone for the light and airy accommodation throughout.

### OPEN PLAN KITCHEN/DINER/LOUNGE

18' 7" x 12' 10" (5.66m x 3.91m) A stunning open-plan lounge and kitchen, combining style and functionality. The lounge leads directly onto a balcony with views over the front, creating a versatile space for relaxing, entertaining, or enjoying morning coffee in the fresh air.

A contemporary kitchen, fitted with sleek modern units and equipped with an integrated electric oven and four-ring hob with extractor hood and curtesy light. Stainless steel sink, with drainer and mixer tap. Part tiled walls, space for white goods. Designed for both style and functionality, the kitchen offers ample workspace and seamlessly flows into the open-plan lounge, creating an ideal space for cooking





and entertaining. Double glazed window and Patio doors to the balcony The open-plan lounge leads seamlessly onto a private front-facing balcony, creating a versatile space to enjoy fresh air, soak up the morning sun, or entertain guests in a bright and airy setting.

#### BEDROOM TWO

13' 5" x 9' 1" (4.09m x 2.77m) A spacious double bedroom featuring a distinctive circular window, which floods the room with natural light, adds a unique architectural touch and electric heater.

#### BATHROOM

A stylish bathroom featuring a modern three-piece suite with bath, low level WC, and wash hand basin inset into vanity unit with mixer tap over. Designed with both practicality and aesthetics in mind, it offers a contemporary and inviting space for family living. Part tiled walls and laminate flooring.

#### BALCONY

The lounge opens onto a private balcony overlooking the front, providing a pleasant outdoor space to enjoy the view and natural light. Perfect for relaxing with a morning coffee or unwinding in the evening.



#### FIRST FLOOR

Access to the first floor rooms and storage.



#### MASTER BEDROOM

9' 7" x 9' 3" (2.92m x 2.82m) An impressive mezzanine master bedroom overlooking the lounge, forming a striking architectural feature. The elevated position enhances light and space, while still offering comfortable proportions for furnishings and a private sleeping retreat.

#### ENSUITE

A contemporary ensuite shower room finished with a stylish white three-piece suite including enclosed shower, wash hand basin and WC. Designed for both comfort and practicality, it provides a sleek and private addition to the bedroom.

#### WARDROBE

Fitted wardrobe with storage space.

#### EXTERNALLY

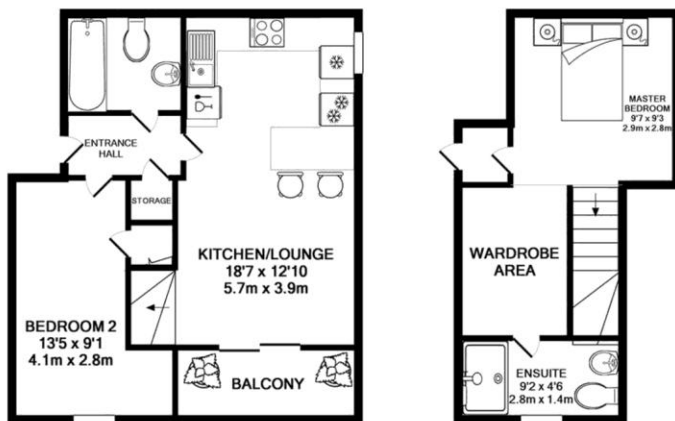
This property is part of a thoughtfully designed development, surrounded by well-kept communal grounds that enhance the overall appeal. In addition, an allocated parking space offers ease of access, convenience, and a sense of security for the homeowner.

## 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 possibly need for young and old alike.

## MORTGAGES

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 219 SQ.FT.  
(20.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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