

The Redrose logo is displayed in white text on a red background. The word "redrose" is written in a lowercase, sans-serif font, with a stylized circular icon containing a house shape integrated into the letter 'o'.

- Perfect First Time Buyer Buy
- Lovely Open Aspect To The Front
- One Bedroom Open Plan
- Fitted Kitchen

47 Ayrshire Close, Buckshaw Village, Chorley, PR7 7DA

Guide Price £80,000

A top-floor, one-bedroom apartment with a bright and airy feel, enjoying a lovely open outlook to the front. One of the largest of its type, this property provides an ideal first step onto the property ladder. It benefits from an allocated parking space to the rear and is offered for sale with no onward chain, making it a fantastic opportunity for first-time buyers or investors alike. Inside you will find a spacious lounge which is open plan to the fitted kitchen then leading through to the bedroom and a separate shower room.



Property Description

LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m) A bright and inviting space with a double-glazed window to the front and a double-glazed door, allowing plenty of natural light to fill the room. Finished with a ceiling light point and power points, the space opens seamlessly through to the bedroom, creating a flexible and practical layout.

KITCHEN AREA

A practical and well-appointed kitchen, fitted with a range of beech-effect wall and base units, complemented by a stainless-steel round sink and two-ring stainless-steel hob. The space includes an oven and grill, with provision for a fridge/freezer, and vinyl flooring completes the practical finish. The kitchen flows seamlessly through to the adjoining living/dining area, creating a flexible and sociable layout.

SHOWER ROOM

A modern three-piece bathroom/W.C., comprising a low-flush WC, pedestal wash hand basin, and a walk-in shower cubicle with glass screen. Partly tiled splashbacks add a stylish touch, with plumbing provided for a washing machine. Finished with vinyl flooring, an electric radiator, ceiling light point, and a wooden door, this practical and well-designed space combines functionality with contemporary style.

PARKING

The property enjoys a lovely open outlook over the beautifully maintained and landscaped communal gated gardens. To the front, there is an allocated parking bay, surrounded by further landscaped borders, creating an attractive and well-kept setting.

TENURE

The property is Leasehold

Service charge- £228 per month paid to LSH managing agents

Ground Rent- £100 per year paid to Freehold Managers PLC

Lease- 106 years remaining





LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll find Tesco, Aldi, an Italian restaurant, coffee shops, barbers, and a variety of takeaways. For dining out, the War Horse Pub and the Harvester are popular with young families. The village also offers a community centre hosting a range of activities, a primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a brand-new nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities and convenient transport links, Buckshaw Village has everything you could need for modern family life.



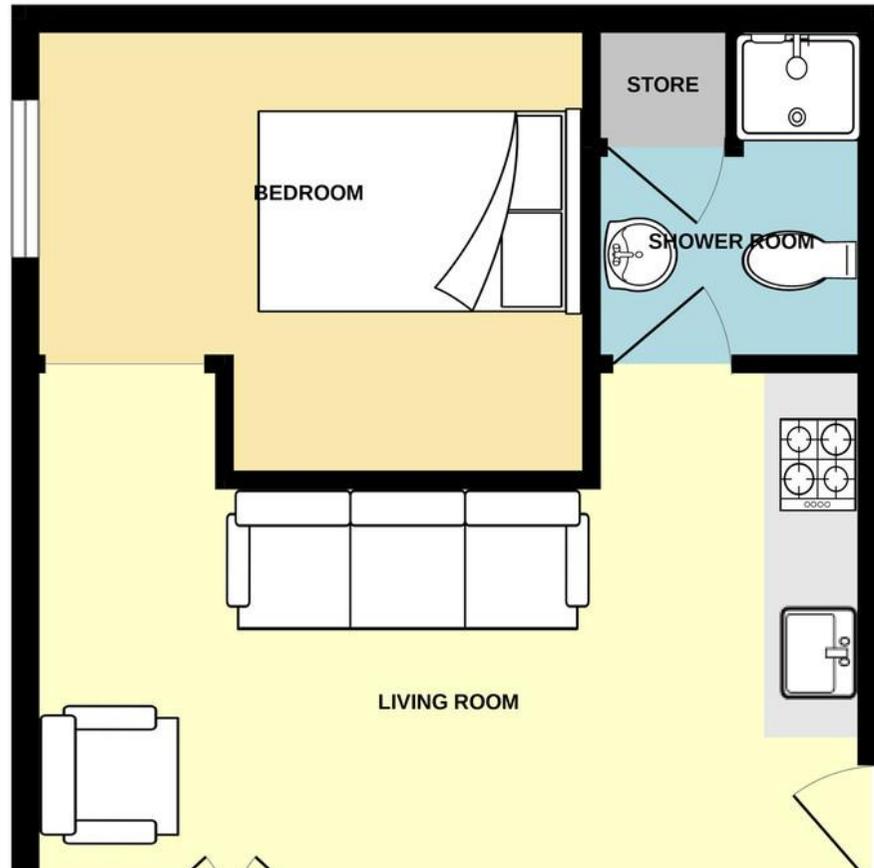
MORTGAGES

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.



Aerial boundary view for illustrative purposes only

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		

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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