



redrose

164 Guernsey Avenue

Buckshaw Village, Chorley, PR7 7EN

Step into this modern and beautifully presented first floor apartment, perfect for comfortable, low-maintenance living. The welcoming hallway leads to a bright open-plan lounge and contemporary kitchen, complete with sleek white gloss units and integrated appliances.

Guide Price £105,000

EPC Rating '74C'

The property offers a spacious double bedroom, a chic bathroom with shower over bath, and two handy storage cupboards.

With allocated parking and visitor spaces available, this home is ideal for first-time buyers, downsizers, or investors looking for something ready to move into





Property Description

HALLWAY

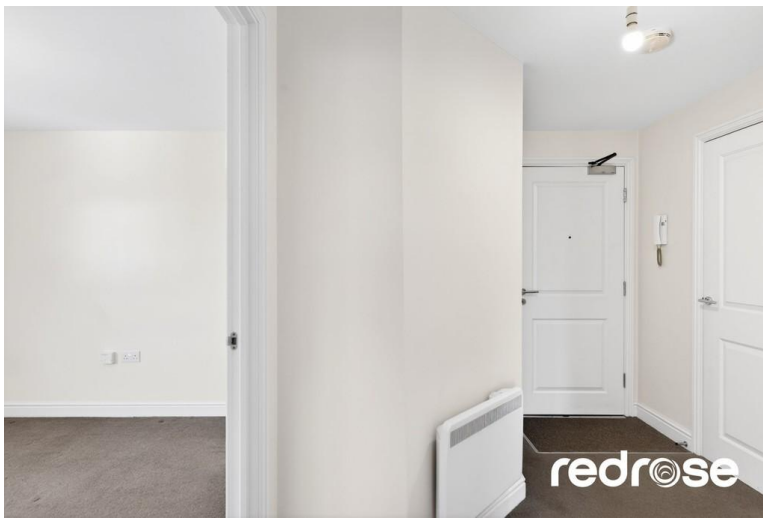
A welcoming hallway, complete with a convenient telephone entry system, two built-in storage cupboards with one housing the water cylinder, and an electric heater, providing both practicality and comfort as you enter the home.

BATHROOM

A well-appointed three-piece bathroom, comprising a low level W/C, wash hand basin, and panel bath with high level shower fitting with glazed screen finished with partially tiled walls, a heated chrome towel radiator, and a double glazed frosted window that brings in natural light.

BEDROOM

A generously sized bedroom, bathed in natural light from the window, offering plenty of space. The room features a double glazed window to the side and radiator providing both comfort and character, making it a versatile and inviting retreat.



LOUNGE/DINER/KITCHEN

A bright and airy open-plan lounge and kitchen, creating a spacious and sociable living area. The lounge benefits from natural light having three double glazed windows and two electric heaters. while the kitchen is fitted with modern units and worktops, making the space both practical and inviting for cooking, dining, and relaxing. A bowl and half stainless steel sink with drainer and mixer tap, integrated electric oven with four ring hob extractor hood and light. Built in washer/ dryer and fridge freezer.

EXTERNALLY

The property benefits from allocated parking to the rear, along with ample visitor parking available at the front, offering convenience for both residents and guests. Communal grounds and gardens that are maintained by the management company.



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.



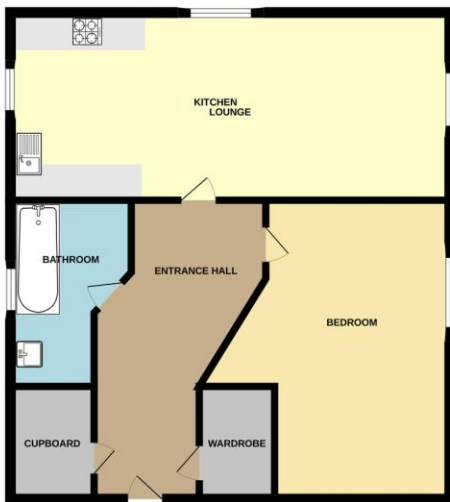
MORTGAGES

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.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, buildings, fixtures and fittings are approximate and no responsibility is taken for errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The intended, actual and potential uses have not been tested and no guarantee is given with respect to the plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 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 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