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72 Guernsey Avenue

Buckshaw Village, Chorley, PR7 7AH

STUNNING TWO BEDROOM GROUND FLOOR APARTMENT ON GUERNSEY AVENUE, BUCKSHAW VILLAGE

A fantastic opportunity to view this two-bedroom ground floor apartment on Guernsey Avenue in the heart of Buckshaw Village. The property comprises two generous double bedrooms, with the master featuring an en-suite and fitted wardrobes. There is a spacious living area with a bay window and dining space, leading to a separate kitchen with integrated appliances. Additionally, there is a family bathroom and a large entrance hallway.

Offers In Excess Of £120,000

EPC Rating 'TBC'

Externally, the apartment benefits from allocated parking for one vehicle.



Aerial boundary view for illustrative purposes only.

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Property Description

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Situated in a highly convenient location, the property offers excellent commuter links to Manchester, Preston, and Blackpool.

Call Redrose today to arrange your viewing!



ENTRANCE HALL

Laminate flooring. Electric panel heater. Doors off to bedrooms one and two, family bathroom and open plan kitchen and lounge.

KITCHEN AREA

Fitted with a range of base and wall units with work surfaces over incorporating sink unit. Built in fridge and freezer. Built in oven, hob and extractor. Space for dishwasher. Tiled flooring. Spot lights.

LOUNGE DINING AREA

With patio doors and further window to front and bay window to side.. Laminate flooring. Electric panel heater. Spotlights. Door to kitchen.



BEDROOM ONE

Double glazed window. Electric panel heater. Door to ensuite.

ENSUITE

Fitted with a suite comprising shower cubicle, hand wash basin and WC in vanity unit. Heated towel rail. Part tiled walls. Tiled flooring.

BEDROOM TWO

Double glazed window and electric panel heater.



FAMILY BATHROOM

Fitted with a suite comprising panel bath, hand wash basin and WC in vanity unit. Part tiled walls. Heated towel rail. Tiled flooring.

LEASEHOLD

Length of the Lease: 155 years

Start Date of the Lease: 01/01/2003

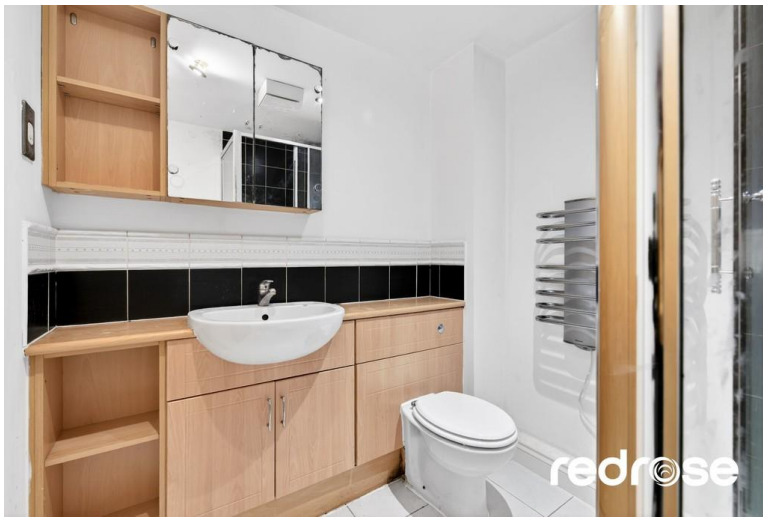
Ground Rent: TBC

Service Charge: TBC



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.

LOCATION

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.



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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