



**redrose**

**57 Perthshire Grove**

Buckshaw Village, Chorley, PR7 7AE

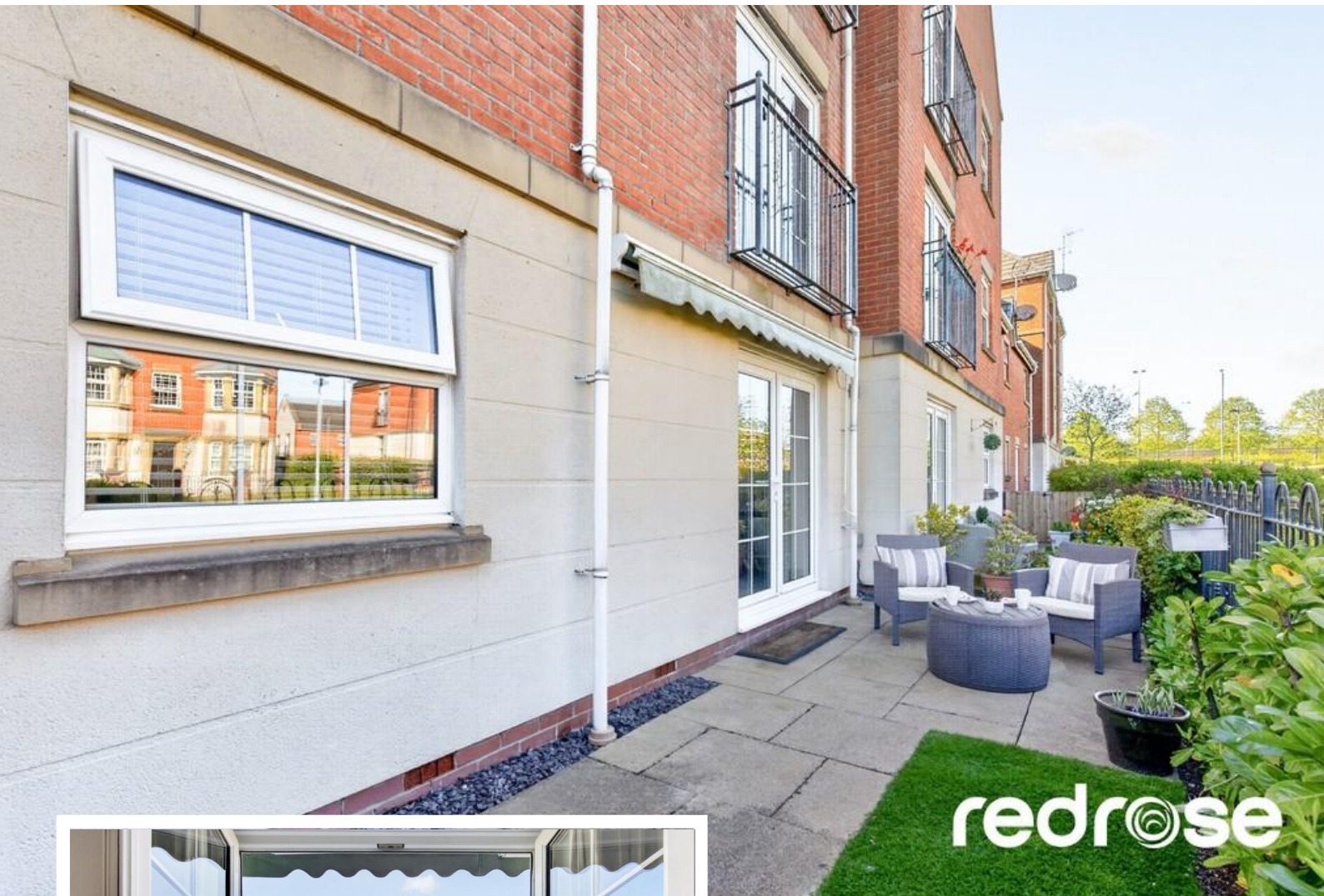
A well-maintained ground floor apartment offering a great alternative to a bungalow or a perfect lock-up-and-leave. The property is spacious throughout, featuring a welcoming entrance hall, a comfortable lounge dining room, fitted kitchen and bathroom. There are two good-sized double bedrooms, with the main bedroom benefiting from fitted wardrobes and its own en-suite.

**Offers In Excess Of £170,000**

EPC Rating 'C'

The apartment is double glazed and fitted with electric central heating. To the front, there are two allocated parking spaces leading to a private garage. To the rear, the property enjoys a private and enclosed patio area, along with access to a communal garden that offers a pleasant outlook.





## Property Description

### GROUND FLOOR

#### Communal Entrance

Secure communal hallway accessed via an intercom system, with a door leading through to the apartment.

### ENTRANCE HALL

Entered through a hardwood door, the hallway features Italian porcelain tiled flooring, a useful storage cupboard and intercom system. Doors lead off to the lounge, kitchen, both bedrooms and the bathroom.

### LOUNGE DINING ROOM

14' 5" x 11' 11" (4.39m x 3.63m) A spacious and comfortable reception room with space for dining table, with rear-facing double glazed French doors opening onto the patio area. Finished with Italian porcelain tiled flooring, coved ceiling and inset spotlights. Radiator and TV point.



#### KITCHEN

13' 8" x 7' 1" (4.17m x 2.16m) Fitted with a range of stone gloss wall and base units with worktop surfaces and a stainless steel one and a half bowl sink with mixer tap. Integrated appliances include an electric oven, electric hob with extractor hood, fridge freezer, dishwasher and washer dryer. Part tiled walls and Italian porcelain tiled flooring. Double glazed window and Radiator.

#### BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m) A well-proportioned double bedroom with a double glazed window enjoying a pleasant outlook. Fitted wardrobes, bedside tables and dressing table. Radiator. Door leading to:



#### ENSUITE

Fitted with a three-piece suite comprising wash hand basin, WC and shower cubicle. Italian porcelain tiled walls and floor, heated towel rail, extractor fan and shaver point.

#### BEDROOM TWO

10' 11" x 10' 3" (3.33m x 3.12m) A second double bedroom with double glazed window and radiator.



#### BATHROOM

Fitted with a three-piece suite including wash hand basin, WC and panelled bath with mixer tap and shower attachment. Italian porcelain tiled walls and floor, heated towel rail, extractor fan and shaver point.

#### EXTERIOR

To the rear is a private and enclosed patio area with an electric awning, artificial lawn, a selection of shrubs and outside power. Although formally communal, this space is highly private and primarily accessed by the apartment, offering a pleasant outlook.

#### PARKING AND GARAGE

5.66m x 3.15m (18' 7" x 10' 4")

Two allocated parking spaces located directly in front of the garage, complete with an EVCP electric charging point. The garage is accessed via an up-and-over door and benefits from a rear-facing window and power and light.



#### TENURE

Leasehold: 155 years from 1 January 2003

Start Date: 25/05/2005

End Date: 01/01/2158

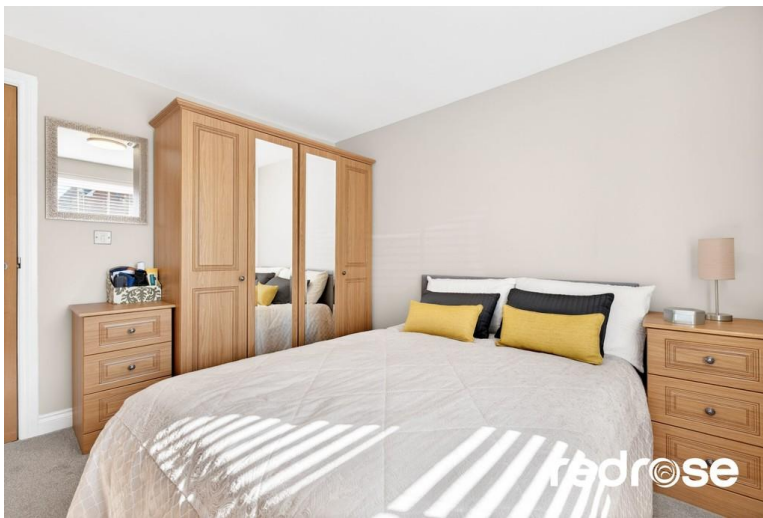
Ground Rent: £210 per annum

Service Charge: £1,632 per annum (to be confirmed by solicitor)



## LOCATION

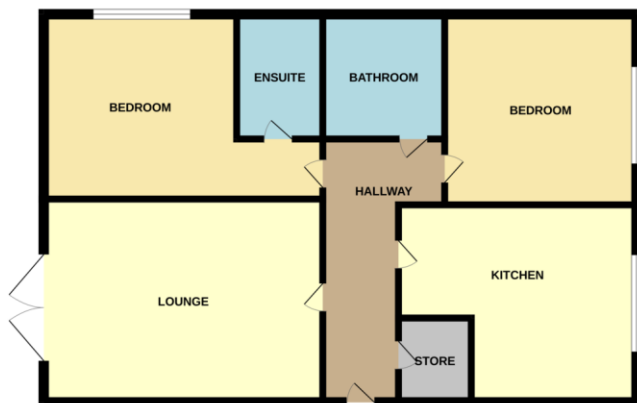
Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll 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



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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