



redrose

37 Perthshire Grove

Buckshaw Village, Chorley, PR7 7AE

Asking Price Of £130,000

EPC Rating 'C'

Set within beautifully maintained communal gardens, this spacious top-floor apartment offers well-balanced and versatile living accommodation in a peaceful yet convenient setting. Boasting a generous lounge/diner with Juliet balcony, a modern fitted kitchen with integrated appliances, two double bedrooms including a principal bedroom with en-suite, and a separate family bathroom, the property is thoughtfully designed for comfortable modern living. Secure entry and attractive surroundings further enhance its appeal, making this an ideal home for first-time buyers, downsizers, or investors alike.





Property Description

COMMUNAL ENTRANCE

Accessed via a secure communal entrance with intercom entry system. The apartment is positioned on the top floor, offering privacy and elevated views.

ENTRANCE HALLWAY

Welcoming entrance via a solid wooden front door into a hallway finished with laminate flooring. Features include a ceiling light point, wall-mounted heater, and solid wood doors leading to all principal rooms and a useful storage cupboard.

LOUNGE DINING ROOM

17' 1" x 12' 0" (5.21m x 3.66m) A generously proportioned living and dining space, centred around a feature fireplace with electric fire insert. The room benefits from carpet flooring, ceiling lighting, and double-glazed patio doors opening onto a Juliet balcony, enjoying pleasant views over the landscaped communal gardens.



KITCHEN/BREAKFAST ROOM

10' 9" x 10' 3" (3.28m x 3.13m) A well-appointed and spacious kitchen fitted with a range of beech wall and base units. Includes tiled flooring, downlighting, and a comprehensive range of integrated appliances comprising washer/dryer, fridge/freezer, dishwasher, single electric oven, and four-ring electric hob with extractor above. Double-glazed window to rear aspect.

BEDROOM ONE

14' 4" x 13' 4" (4.38m x 4.07m) A substantial double bedroom with double-glazed window, radiator, and ceiling light point. A solid wood door provides direct access to the en-suite shower room.



ENSUITE SHOWER ROOM

Stylish three-piece suite comprising a fully tiled double shower enclosure, WC, and wash hand basin. Finished with tiled flooring and recessed downlighting.

BEDROOM TWO

14' 4" x 10' 5" (4.39m x 3.18m) Another spacious double bedroom with double-glazed window to rear aspect, electric wall heater, and ceiling light point.



FAMILY BATHROOM

Well-presented three-piece bathroom suite comprising bath, WC, and wash hand basin. Finished with tiled flooring, recessed downlighting, and extractor fan.

LOFT

There is a loft that is boarded and there is a ladder and light.



COMMUNAL GARDENS

Beautifully maintained communal gardens with mature planting, well-stocked borders, and neatly kept lawns, providing an attractive and peaceful setting.

LOCATION

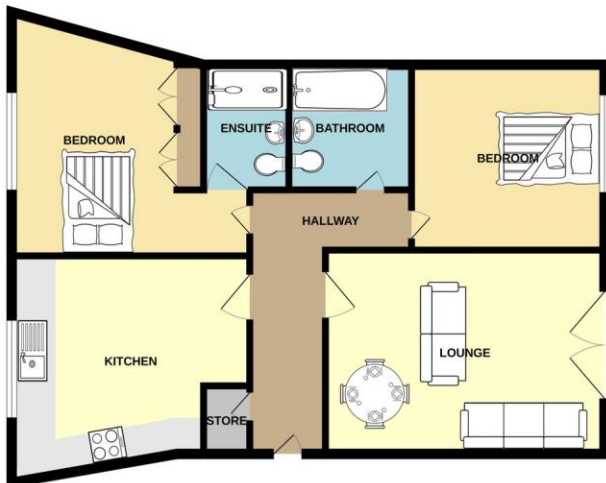
Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll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



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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