



**redrose**

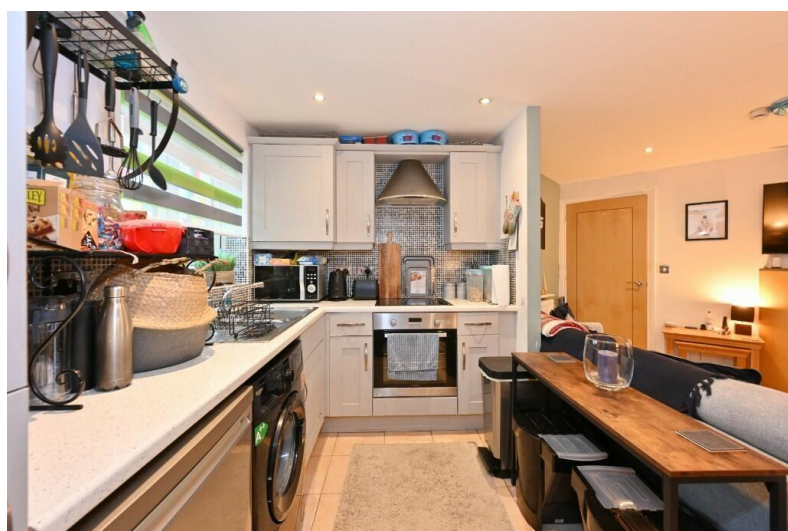
**31 Main Street**

Buckshaw Village, Chorley, PR7 7AQ

A fantastic opportunity to acquire this well-presented two-bedroom apartment, ideally situated in a sought-after area of Buckshaw Village, close to a range of local amenities, transport links, and commuter routes. The property comprises a spacious lounge/diner open plan with modern fitted kitchen, and two well-proportioned bedrooms, offering comfortable living accommodation and strong tenant appeal. A garage with up and over door.

**Offers Over £135,000**

EPC Rating 'TBC'





## Property Description

### HALLWAY

Entrance hallway with built-in storage cupboards, providing useful space for coats and household items, with access to all rooms.

### BEDROOM ONE

11' 4" x 10' 5" (3.45m x 3.18m) Spacious master bedroom with a double glazed window to the front, allowing plenty of natural light and creating a bright, comfortable space and radiator. Fitted wardrobes with sliding doors.

### BEDROOM TWO

8' 7" x 7' 10" (2.62m x 2.39m) Second double bedroom with a double-glazed window to the rear, offering a quiet and comfortable space with good natural light and radiator.



#### BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m) fitted with a three-piece bathroom suite comprising a panel bath with high level shower over, wash basin, and low-level WC, finished in a clean and neutral style. Double glazed frosted window to the front and radiator.



#### OPEN PLAN LOUNGE/DINER/FITTED KITCHEN

19' 6" x 17' 8" (5.94m x 5.38m) Open plan lounge, dining area and kitchen offering a bright and spacious layout, ideal for modern living. The lounge provides a comfortable seating area with space for dining, while the kitchen is well integrated into the space, creating a practical and sociable environment perfect for everyday use and entertaining. Double glazed French Doors leading to the garden. Fitted kitchen with a range of wall and base units providing ample storage, complemented by work surfaces and space for appliances including cooking facilities. Well laid out and practical, offering a functional space for everyday use. Double glazed window to the side aspect.



#### GARAGE

19' 6" x 17' 8" (5.94m x 5.38m) A garage with up and over door and useful additional storage space.

#### EXTERNALLY

The property benefits from a rear garden featuring a paved patio area ideal for outdoor seating and dining, leading onto a well-maintained lawn. The space offers a good balance of seating and green areas, making it perfect for relaxing or entertaining.

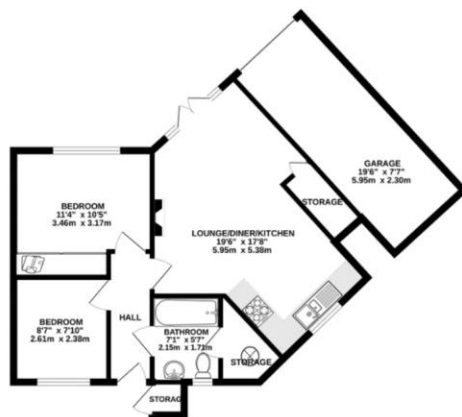
#### LOCATION

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  
679 sq.ft. (63.1 sq.m.) approx.



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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