



redrose

190 Guernsey Avenue

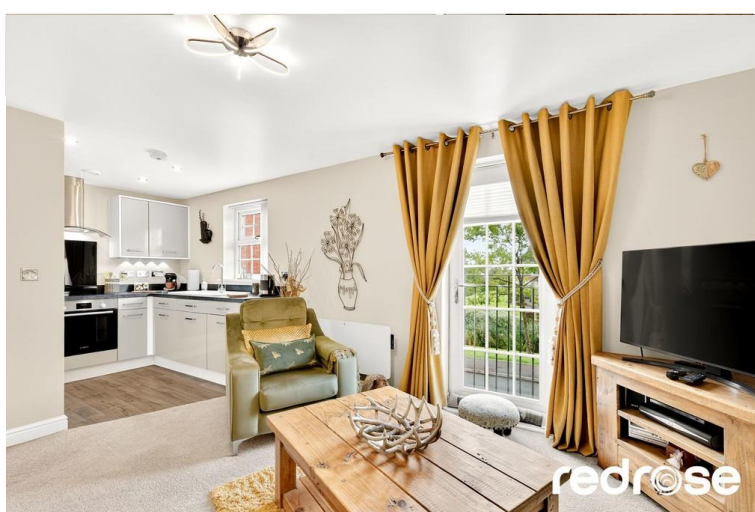
Buckshaw Village, Chorley, PR7 7EN

Beautifully presented and ideally located, this spacious apartment overlooks landscaped gardens and features a sleek contemporary kitchen and bathroom. Set in the heart of the village, it offers the perfect blend of comfort and convenience. With allocated parking and additional visitor spaces, this home is an excellent opportunity for first-time buyers, downsizers, or investors seeking a desirable village setting.

Guide Price £104,950

EPC Rating '45E'





Property Description

HALLWAY

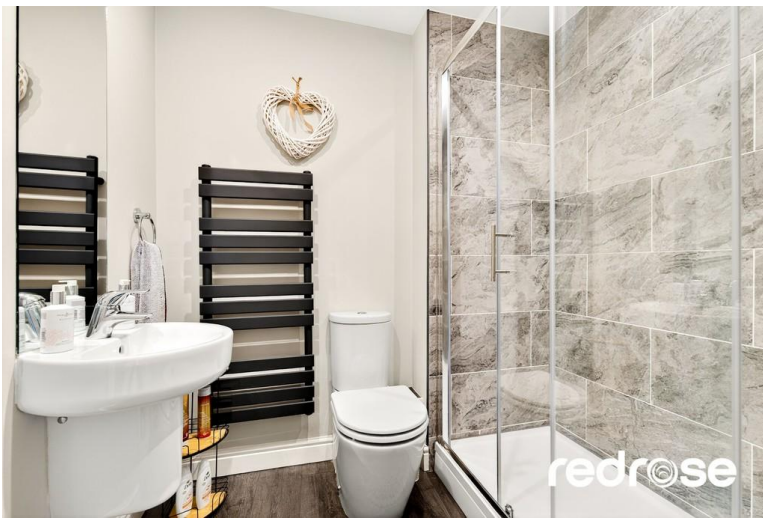
Welcoming entrance hall with useful storage cupboard, wall-mounted electric heater, and double-glazed window to the rear aspect. Doors lead to the lounge, bedroom, and bathroom.

LOUNGE

11' 5" x 9' 10" (3.48m x 3m) A generously sized and inviting living space, open plan to the kitchen for a modern flow. The room benefits from a wall-mounted electric heater and a double-glazed Juliet balcony to the front aspect, flooding the space with natural light and providing an attractive outlook over the gardens. Perfect for both relaxing and entertaining.

KITCHEN

9' 10" x 6' 2" (3m x 1.88m) Contemporary kitchen with sleek 'Dakar' gloss wall and base units paired with contrasting worktops, creating a bright and stylish space. Integrated appliances include a washing machine, fridge freezer, oven, and four-ring hob with re-fitted chimney



hood overhead. Plenty of cupboard space ensures practicality without compromising on design. Perfectly designed for modern living and entertaining.

BATHROOM

8' 9" x 4' 11" (2.67m x 1.5m) Stylish three-piece suite comprising a pedestal wash hand basin, low level WC, panel shower bath with a newly fitted Triton high level shower fitting with a glazed screen and newly tiled walls add a contemporary touch, with a door leading back to the hallway. Bright and functional, designed for comfort and modern living.



BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m) Generous double bedroom with a wall-mounted electric heater and double-glazed window to the rear aspect. The room also features beautifully fitted wardrobes, providing excellent storage while maintaining a bright and inviting space.

LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, an Italian restaurant, coffee shop, barbers and various takeaways. The war horse pub along with the Harvester. A new Aldi has opened. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a nursery, children's swimming pool, hair salon and café

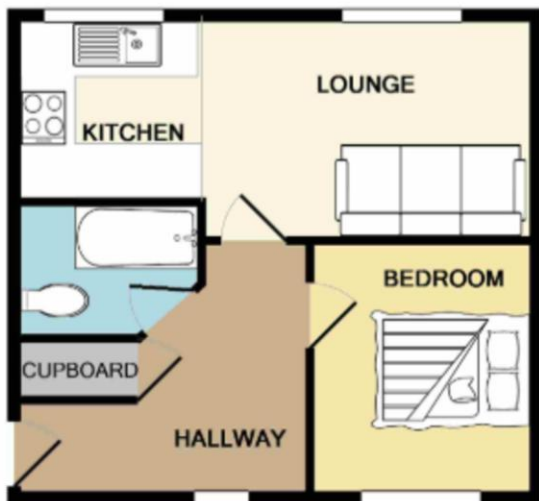


MORTGAGES

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.



Aerial boundary view for illustrative purposes only



TOTAL APPROX. FLOOR AREA 333 SQ.FT. (31.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 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 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