



redrose

55 Highland Drive

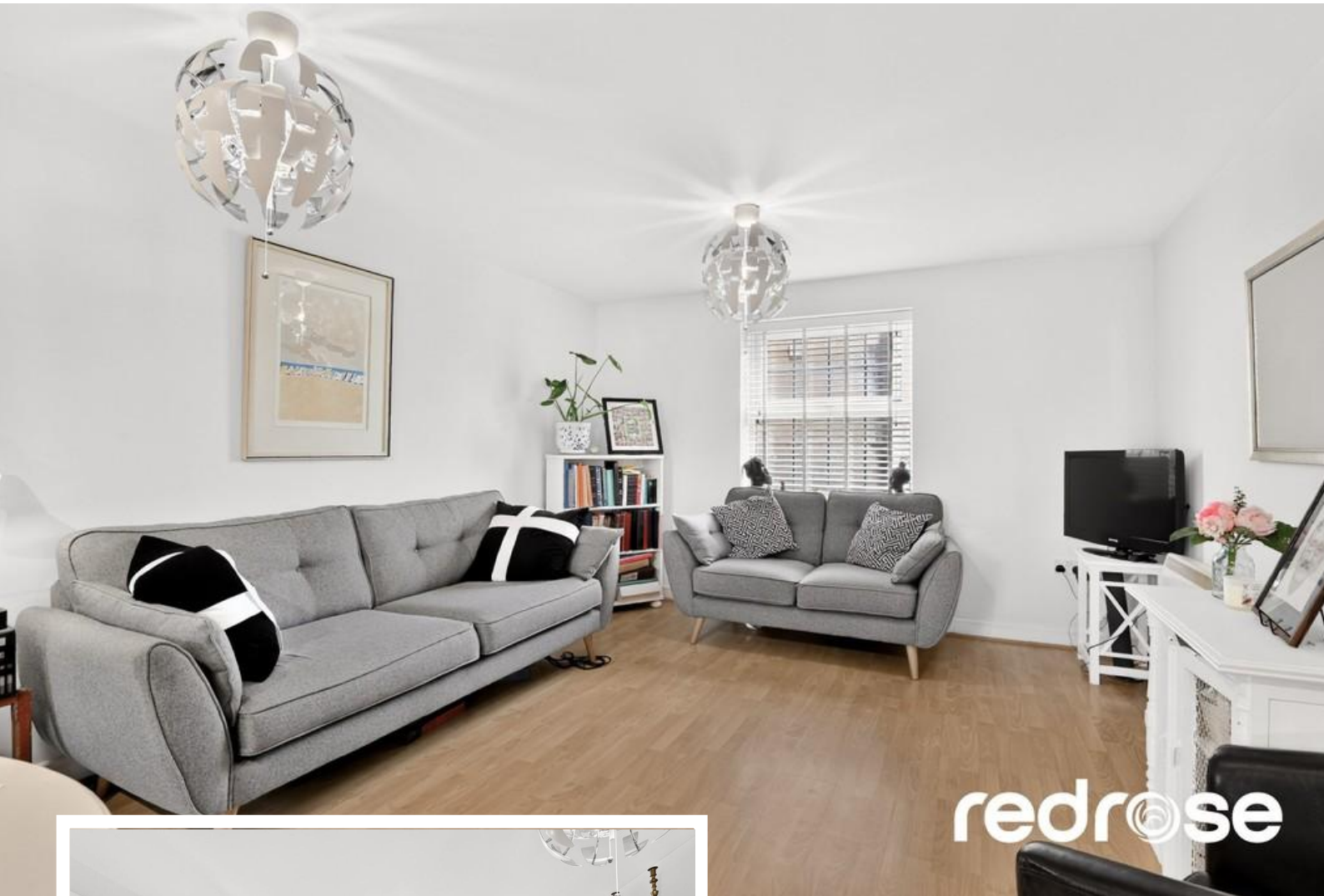
Buckshaw Village, Chorley, PR7 7AB

Situated within the ever-popular Buckshaw Village, this well-presented ground floor apartment is ideal for first-time buyers, downsizers or investors. The property offers a bright open plan lounge/kitchen with modern fitted units and integrated appliances, two well-proportioned bedrooms, and a stylish three-piece shower room. Externally, there are well-maintained communal grounds and allocated off-road parking for one vehicle. Conveniently located close to local amenities, schools and excellent transport links, including Buckshaw Parkway train station. Early viewing is highly recommended.

Guide Price £130,000

EPC Rating '69c'





Property Description

HALLWAY

Door to hallway with UPVC double glazed window, wall-mounted electric heater, ceiling light point, and wood-effect flooring. Doors lead to two bedrooms, a bathroom suite, living area, and a useful fitted storage cupboard.

LOUNGE/ OPEN PLAN KITCHEN

21' 8" x 11' 9" (6.6m x 3.58m) A bright and spacious open plan lounge/kitchen enjoying natural light from UPVC double glazed windows to the front and rear elevations. The space is complemented by a wall-mounted electric heater, ceiling light points, wood-effect flooring and a television point. The kitchen is fitted with a range of floor and wall units with complementary work surfaces, incorporating a black granite composite sink with drainer and mixer tap, integrated oven with induction hob and extractor hood, dishwasher a free-standing fridge freezer, and a washing machine/dryer.





BEDROOM ONE

13' 7" x 9' 0" (4.14m x 2.74m) Well-presented bedroom with a UPVC double glazed window allowing for natural light, complemented by a wall-mounted electric heater, ceiling light point, and attractive wood-effect flooring. Fitted wardrobes

BEDROOM TWO

11' 9" x 6' 4" (3.58m x 1.93m) Another good size room enjoying natural light via a UPVC double glazed window, complemented by a ceiling light point and wall-mounted electric storage heater.

SHOWER ROOM

8' 1" x 6' 0" (2.46m x 1.83m) Comprising a three-piece suite including a walk in shower, low-level WC and pedestal wash basin, complemented by a UPVC double glazed window, ceiling light point, extractor fan, part-tiled elevations and tiled flooring.

EXTERNALLY

Well-maintained communal grounds with allocated off-road parking for one vehicle

LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The 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 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

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.



Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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