



redrose

Oakbridge Drive

Buckshaw Village, Chorley, PR7 7EH

'The Court' is a comprehensive over 55's residential complex that offers a host of facilities & activities including an onsite restaurant and bar. A opportunity to purchase a sought-after dwelling has arisen. The property offers ample living accommodation & plentiful storage. The spacious and thoughtful one bedroom ground floor apartment is not just a new home purchase, but a new lifestyle. No chain delay. This spacious and thoughtful apartment Key features enjoying a choice setting providing superbly appointed accommodation. These rarely come to the market so early viewing is essential.

Guide Price £110,000

EPC Rating 'TBC'





Property Description

'The Court' is a highly regarded over 55's residential development, offering a superb lifestyle with a range of on-site facilities including a restaurant, bar and social activities, creating a welcoming and community-focused environment.

An excellent opportunity has arisen to purchase this sought-after one bedroom ground floor apartment, offering spacious and well-designed accommodation with ample storage throughout.

This thoughtfully presented home is more than just a property purchase – it provides a lifestyle opportunity, combining comfort, convenience and community living in a desirable setting.

Offered with no onward chain, and positioned within a popular and well-maintained development, properties of this nature rarely come to the market.



Early viewing is highly recommended to fully appreciate all that is on offer.

HALLWAY

A welcoming entrance hallway providing access to the bedroom, wet room and spacious open plan lounge/diner.

BEDROOM

11' 10" x 11' 1" (3.61m x 3.38m) A spacious and well-presented master bedroom, offering plenty of natural light and ample space for freestanding furniture.

WET ROOM

8' 0" x 7' 9" (2.44m x 2.36m) Fitted wet room comprising a walk-in shower area, low-level WC and wash basin, with tiling and flooring.

OPEN PLAN LOUNGE/ KITCHEN

13' 10" x 12' 0" (4.22m x 3.66m) Enjoying access to the communal grounds, this spacious open plan lounge flows effortlessly into the fitted kitchen, creating an ideal space for both relaxing and entertaining.

KITCHEN AREA

7' 8" x 5' 1" (2.34m x 1.55m) Kitchen area fitted with a range of wall and base units with work surfaces and a stainless steel sink with drainer and mixer tap.



EXTERNALLY

The development boasts beautifully landscaped communal gardens, thoughtfully designed to offer a serene and welcoming outdoor environment. Featuring well-maintained, level pathways, comfortable seating areas, and mature planting, the grounds provide a safe and tranquil space for residents to relax, socialize, and enjoy gentle walks. Designed with accessibility and ease of use in mind, these gardens perfectly complement the peaceful lifestyle of Over 55's retirement living. Plenty of car parks with off road parking and additional visitor's spaces.





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.

GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



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