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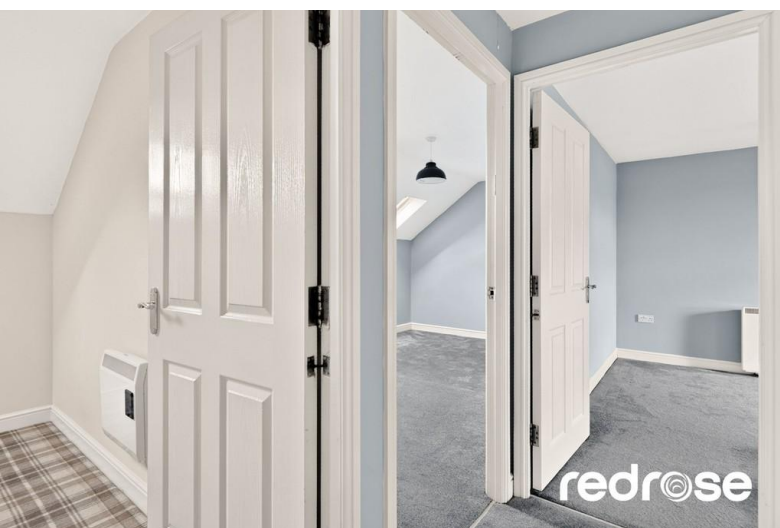
84 Highland Drive

Buckshaw Village, Chorley, PR7 7AD

An exceptional top floor apartment beautifully presented and offering generous, well-appointed accommodation throughout. The property boasts two spacious double bedrooms and an open-plan lounge through diner creating a superb setting for both relaxing and entertaining. The fitted kitchen is open plan to the lounge/diner with integrated electric oven and hob and space for white goods. A three-piece bathroom suite. Externally, the development is set within well-maintained communal grounds and benefits from allocated parking. A superb opportunity for those seeking a refined and

Guide Price £120,000

EPC Rating '74C'





Property Description

HALLWAY

A well-presented entrance hallway creating a great first impression, with access to all rooms and the added benefit of practical storage.

MASTER BEDROOM

14' 6" x 9' 5" (4.42m x 2.87m) A bright and generously sized master bedroom featuring two Velux windows, creating a light and airy feel.

BEDROOM TWO

9' 4" x 7' 8" (2.84m x 2.34m) A further well-proportioned double bedroom, offering comfortable and versatile accommodation.

BATHROOM

A modern three-piece bathroom suite in white, featuring a panelled bath with high-level shower over, complemented by a wash hand basin and low-level W.C. Part tiled walls, heated chrome towel radiator and extractor fan.





LOUNGE/DINER OPEN PLAN

19' 5" x 10' 5" (5.92m x 3.18m) A generous lounge through dining room, filled with natural light and two double glazed Velux windows benefiting from attractive views over the green. Fireplace with electric fire and two storage heaters. Leads through to the fitted kitchen.

KITCHEN

A modern fitted kitchen featuring a stainless steel sink with drainer and mixer tap, complemented by an integrated electric oven and hob. Space for white goods, double glazed Velux window and part tiled walls.

EXTERNALLY

Externally set within attractive communal grounds, enjoying a pleasant outlook over a green area, with the added benefit of allocated parking.

LOCATION

Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.

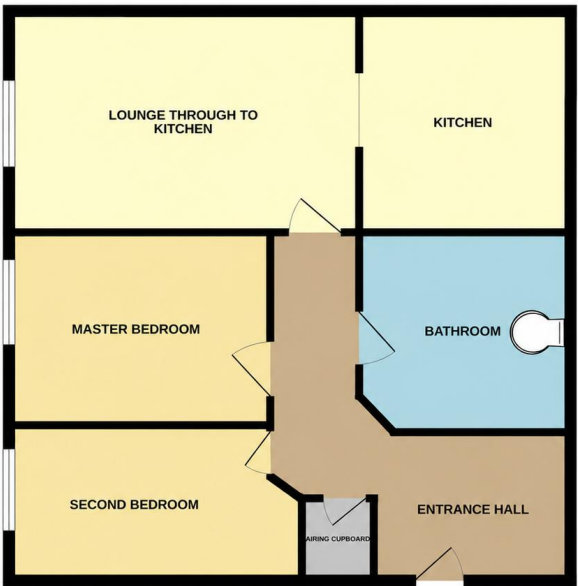
MORTGAGES

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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 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