



**redrose**

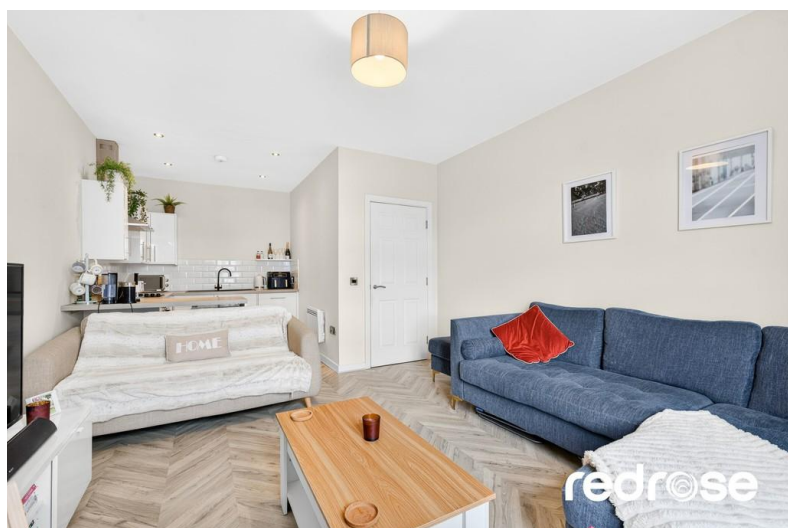
**Gibson Drive**

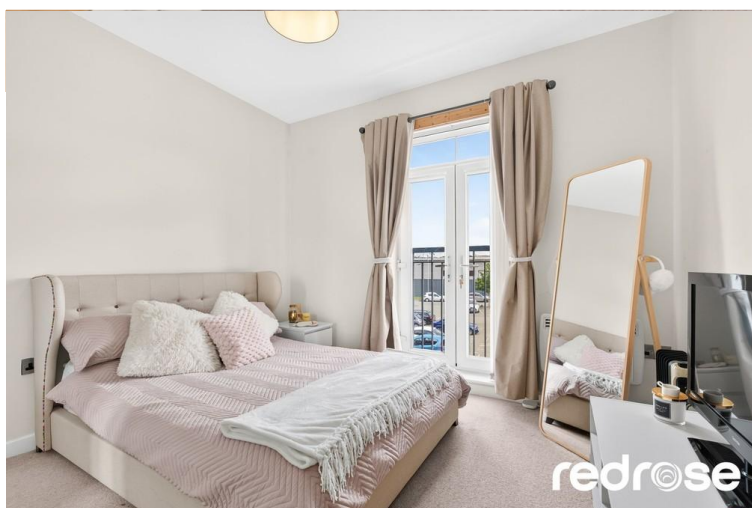
Buckshaw Village, Chorley, PR7 7HY

Situated in a highly convenient position within the village, this **modern and beautifully presented one-bedroom former show apartment** offers an excellent opportunity for first-time buyers or investors alike. Finished to an immaculate standard throughout, the property boasts a spacious double bedroom, a stylish open-plan living area filled with natural light, and a charming Juliet balcony that enhances the sense of space. No Chain.

**Offers Over £85,000**

EPC Rating '78c'





## Property Description

### HALLWAY

Entrance via a wooden door into the hallway, with panelled doors leading to the bedroom, lounge, bathroom, and a useful utility cupboard housing plumbing and space for a washing machine and tumble dryer.

### OPEN PLAN LOUNGE/DINER/KITCHEN

Open plan living with double glazed window to front, ceiling light point and wall mounted heater. the lounge is open plan leading to the kitchen with a range of wall and base units in white gloss with integrated dishwasher, space for freestanding fridge/freezer, 4 ring hob and single electric oven. Downlights and tiled flooring in the kitchen area.

### BEDROOM

14' 1" x 10' 5" (4.29m x 3.18m) A well-proportioned bedroom featuring double glazed patio doors opening to a Juliet balcony overlooking the rear, with a ceiling light point and wall-mounted heater.





#### BATHROOM

6' 6" x 8' 2" (1.98m x 2.49m) A modern three-piece bathroom comprising a bath with shower over and glass screen, complemented by a tiled splashback, low level WC and wash hand basin. Finished with tiled flooring, a large wall-mounted mirror, inset downlights and a heated towel rail.

#### EXTERNALLY

The apartment block benefits from allocated parking to the rear and secure keypad entry for access. Stairs provide access to the second floor.

#### 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.

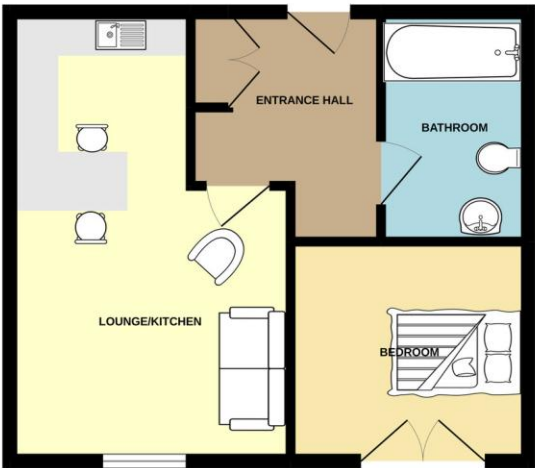
#### MORTGAGES

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  
368 sq.ft. (34.2 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 87 B      |
| 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