



redrose

212 Guernsey Avenue

Buckshaw Village, Chorley, PR7 7EN

Discover this inviting one-bedroom apartment, ideally located in the sought-after Buckshaw Village. Perfect for a professional or couple, the property offers modern, convenient living with a welcoming communal entrance leading into a bright open-plan living and kitchen area. The living space features a stylish accent wall and Juliet balcony overlooking the communal grounds, creating a light and airy feel. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances including an oven, hob, extractor fan and fridge freezer, providing a practical and efficient space for everyday living.

Guide Price £105,000

EPC Rating '74C'





Property Description

HALLWAY

The private entrance to the apartment opens into a compact yet functional hall. This space provides a clear transition into the main living areas and features neutral decor and practical flooring, setting the tone for the contemporary interiors within. A useful desk area positioned beneath the hallway window, ideal for creating a practical workspace for a laptop and printer.

LOUNGE OPEN PLAN WITH FITTED KITCHEN

20' 5" x 11' 4" (6.22m x 3.45m) This impressive open plan area combines the living, dining, and kitchen zones into a cohesive, bright space. The living area is generously sized, boasting modern decor, plush carpet, and features a door opening to a Juliet balcony, inviting in fresh air and natural light. The kitchen is well equipped with a range of modern wall and base units, contrasting work surfaces, and integrated appliances, all complemented by durable flooring and a window offering views to the side.





BEDROOM

13' 1" x 9' 11" (3.99m x 3.02m) A spacious and inviting room, the principal bedroom is finished with a contemporary aesthetic, including feature panelling on one wall and soft carpeting. Natural light streams in through a large window, and the room benefits from practical fitted wardrobes providing ample storage. An integrated study nook or dressing area is thoughtfully incorporated, offering versatility for various uses.



BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) The stylish bathroom features modern tiling to the walls and floor, creating a sleek and clean finish. It is fitted with a three piece suite comprising a bath with shower over, a pedestal wash hand basin, and a low level WC. A heated towel rail adds a touch of luxury and practicality.

EXTERNALLY

The apartment building is set within attractive communal grounds in Buckshaw Village. There is an allocated parking space and visitor parking available, surrounded by mature planting and well maintained pathways, contributing to the pleasant residential feel of the development.

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.



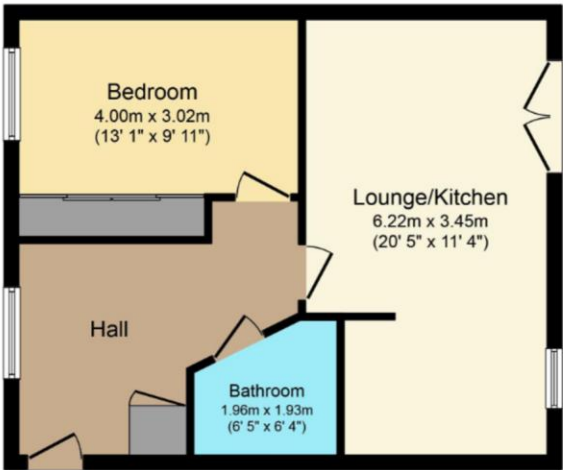
MORTGAGES

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.





TENURE
 The property is leasehold. The service charge is approximately £1,375 per annum, with a ground rent of £105 per annum. Prospective purchasers are advised to verify these details with their solicitor prior to exchange of contracts.



Floor Plan

Total floor area 47.0 sq. m. (506 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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 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