



redrose

36 Hendon Court

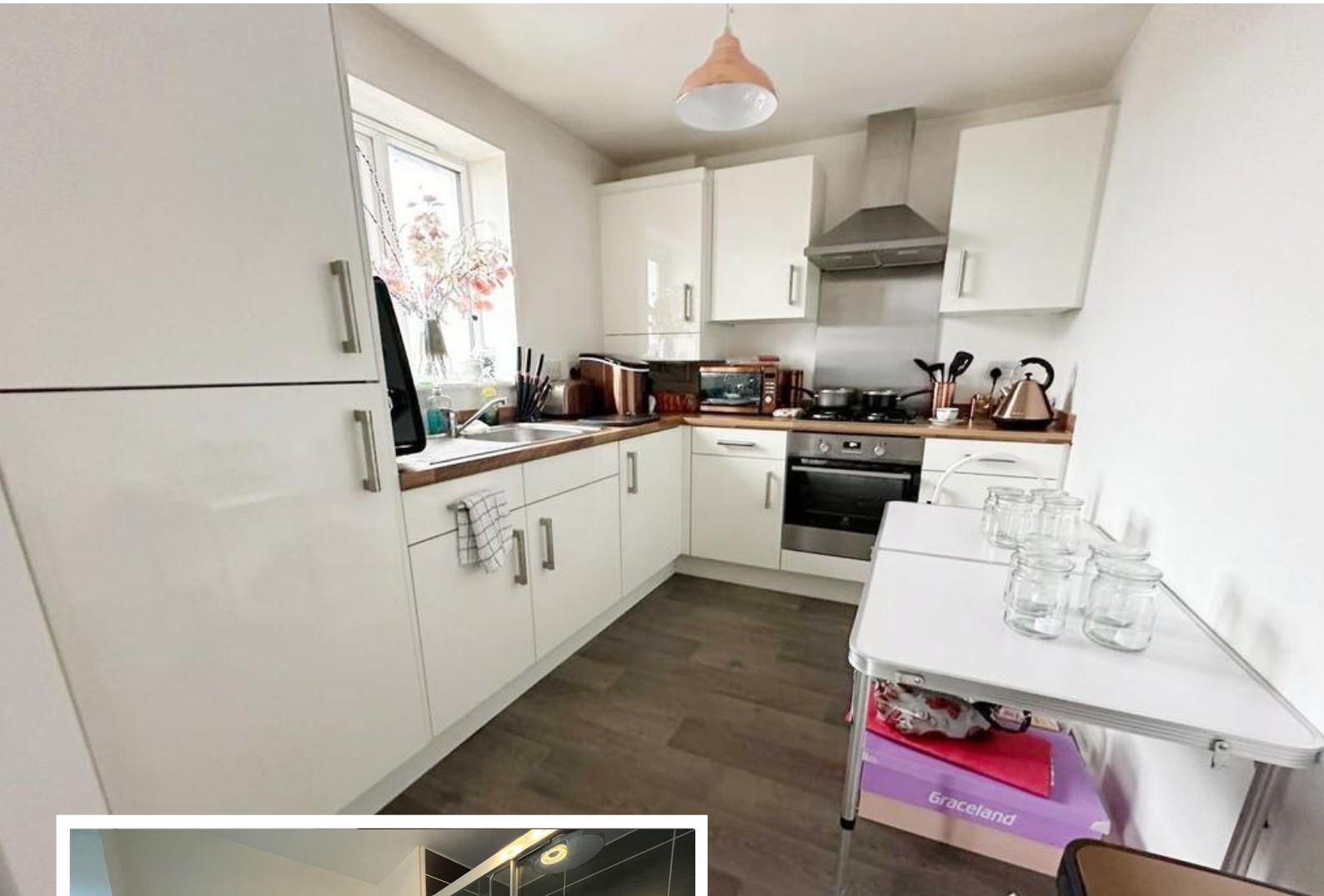
Buckshaw Village, Chorley, PR7 7LX

Lovely top floor 2 bedroom apartment with en suite to the master bedroom. This lovely, bright apartment is offered for sale with no onward chain and is a perfect first time buy or investment property. allocated and visitor parking to the rear.

Asking Price Of £125,000

EPC Rating '83'





Property Description

COMMUNAL AREAS

Entered via a secure communal door and located on the top floor.

HALLWAY

Entrance hallway with doors to all rooms, ceiling light point

OPEN PLAN LOUNGE/KITCHEN

22' 0" x 9' 6" (6.71m x 2.92m) Lovely bright, open plan living space with Juliet balcony and opening to kitchen. The kitchen has a range of wall and base units in white high gloss with integrated appliances. Ceiling light point and double glazed window to front.

MASTER BEDROOM

11' 2" x 7' 6" (3.41m x 2.29m) Fitted mirrored wardrobe, ceiling light point, double glazed window to rear and door to en-suite.

EN SUITE



7' 6" x 3' 8" (2.29m x 1.13m) Double glazed window to rear, ceiling light point, fully tiled double shower cubicle, low level WC and wash hand basin.

BEDROOM TWO

10' 9" x 7' 6" (3.30m x 2.29m) Double glazed window to rear, ceiling light point, radiator and door to hallway

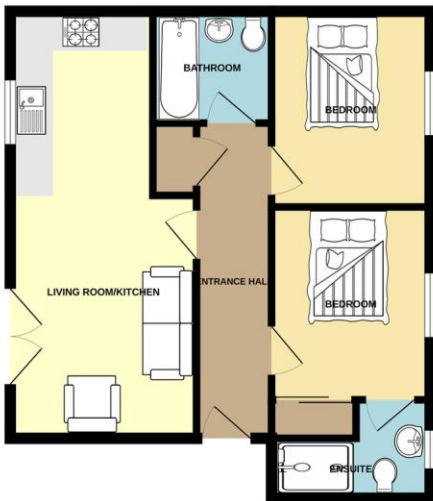
BATHROOM

5' 8" x 5' 5" (1.74m x 1.67m) Low level WC, bath and wash hand basin. ceiling light point and radiator.

PARKING

Allocated and visitor parking to the rear.

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their condition.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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