



redrose

20 Wallis Court, Gibson Drive

Buckshaw Village, Chorley, PR7 7HY

Lovely one bedroom top floor apartment in a fabulous, convenient location. With great size open plan living space, large double bedroom and bathroom and allocated and visitor parking to the rear. This lovely apartment is a perfect step onto the property ladder or indeed, a great investment with a po...

Asking Price Of £85,000

EPC Rating '73'





Property Description

OUTSIDE

The apartment block has allocated parking to the rear and is accessed via secure keypad entry. Stairs lead to the second floor.

HALLWAY

Wooden door to hallway with panelled doors to bedroom, lounge, bathroom and utility cupboard with plumbing and space for washing machine and tumble dryer.

LOUNGE/KITCHEN

24' 3" x 17' 0" (7.4m x 5.2 maxm) 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" (4.3m x 3.2m) Good size bedroom with



double glazed patio doors and Juliet balcony to the rear, ceiling light point and wall mounted heater.

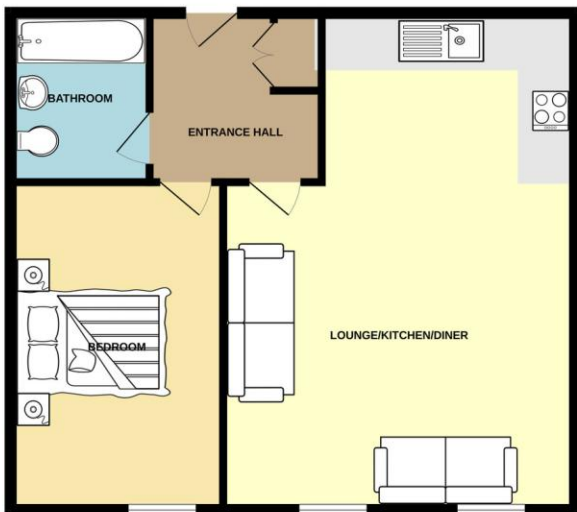
BATHROOM

6' 6" x 8' 2" (2.0m x 2.5m) Three piece bathroom suite with bath and shower over with glass screen and tiled splashback, low level WC and wash hand basin. Tiled flooring, large wall mounted mirror, downlights and heated towel rail.





GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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