



**redrose**

**35 Spinners Court**

Buckshaw Village, Chorley, PR7 7AU

**\*\*\*REDUCED \*\*\*THIS PROPERTY IS NOT TO BE MISSED.....**Situated on the first floor of this small block of just 4. This lovely 2 bedroom apartment has been upgraded with newly fitted flooring and decoration throughout. Two great size bedrooms and large open plan living space. The property is a perfect investment or ideal first time buy. .

**Offers Over £105,000**

EPC Rating '76B'







## Property Description

### OUTSIDE

Allocated parking space, secure entry system

### HALLWAY

16' 4" x 11' 9" (4.98m x 3.6m) Wooden front door leading to large entrance hallway. Door to airing cupboard, bedrooms, bathroom and living space. Hatch to loft.

### LOUNGE/DINING/KITCHEN

19' 11" x 14' 7" (6.08m x 4.45m) Larger than average room with 3 double glazed windows to front, range of wall and base units in light beech, single electric oven, electric hob, extractor, space for washing machine, space for fridge freezer vinyl flooring in the kitchen area. This is really a great size room.

### BEDROOM ONE

15' 2" x 11' 5" (4.64m x 3.48m) Double glazed window to rear overlooking gardens, electric panel heater and ceiling light point.





#### BEDROOM TWO

11' 4" x 9' 9" (3.47m x 2.98m) Double glazed window to rear overlooking the gardens, electric panel heater, ceiling light point.

#### BATHROOM

2.79 x 1.84 Good sized bathroom with double glazed window to side, white bath and shower over, glass shower screen, wc, wash hand basin, vinyl flooring

#### MORTGAGE

If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

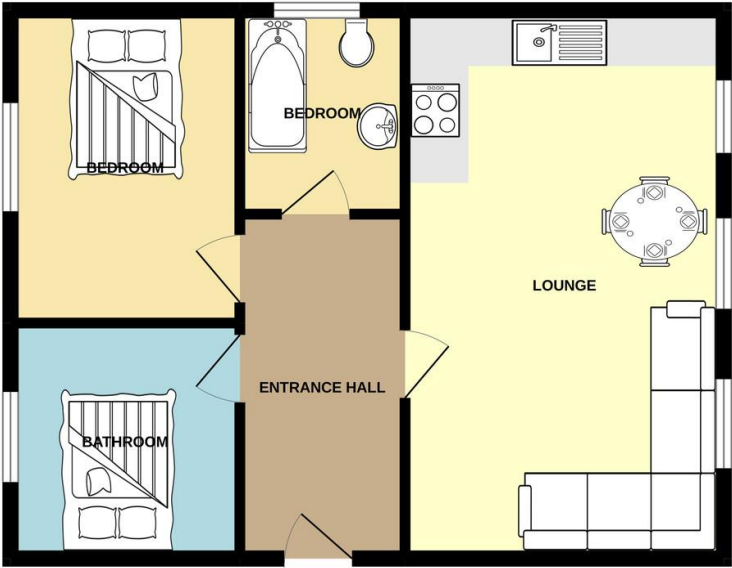
leasehold.

125 years from 01/01/2003

Service charge £138.54 pcm



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 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 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