



redrose

33 Abbott Court

Buckshaw Village, Chorley, PR7 7ET

Modern Two Bedroom Ground Floor Apartment – Ideal for First-Time Buyers & Investors

A well-maintained and stylish two-bedroom ground floor apartment situated in a popular modern development. Featuring a spacious open-plan living area with contemporary fitted kitchen and integrated electric oven and four ring gas hob extractor hood and fridge freezer, two generous double bedrooms, and a sleek family bathroom.

Additional benefits include secure entry, allocated parking, and well-kept communal areas. Ideally located close to local amenities, transport links, and major road networks.

Guide Price £130,000

EPC Rating '82B'





Property Description

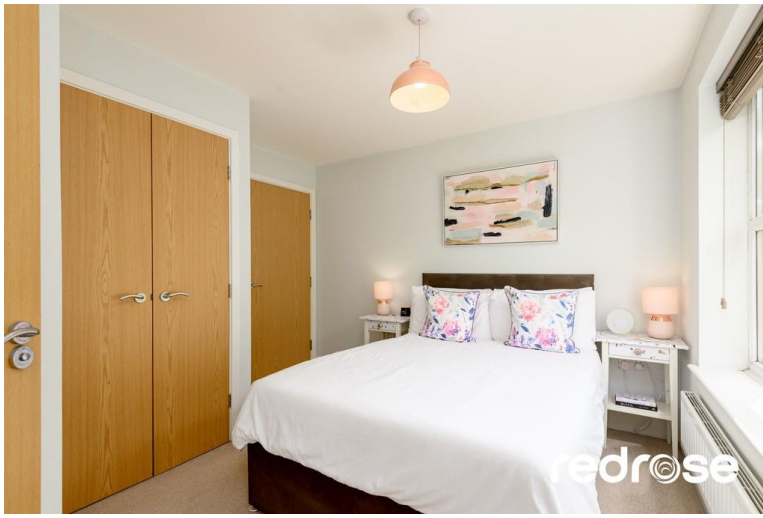
HALLWAY

Communal hallway with access to the front door.

OPEN PLAN LOUNGE/ KITCHEN DINER

20' 7" x 9' 9" (6.27m x 2.97m) Step into a bright and airy open-plan lounge and kitchen diner, thoughtfully designed for modern living. This versatile ground floor space effortlessly combines comfort and functionality, featuring a generous seating area perfect for relaxing or entertaining guests. The stylish kitchen is fitted with contemporary units, integrated electric oven and four ring gas hob with extractor hood and light, fridge/freezer, space for white goods, ample worktop space, ideal for both everyday cooking and hosting dinner parties. Double glazed window overlooking the green space





MASTER BEDROOM

13' 7" x 10' 5" (4.14m x 3.18m) The master bedroom offers a peaceful and private retreat within this ground floor apartment. Generously proportioned, while double glazed window invite in natural light to create a bright and calming ambiance.

Built-in wardrobes (if applicable) provide ample storage, keeping the room clutter-free and functional. Whether you're winding down at the end of the day or enjoying a lazy weekend morning, this master bedroom is designed for rest, relaxation, and everyday luxury.

ENSUITE

Stylish and contemporary, the en-suite bathroom offers both convenience and comfort, located just off the master bedroom it features a sleek walk-in shower, modern fixtures, With a well-designed layout, the space includes a wash basin with vanity storage, a heated towel rail, and a low-profile WC. Bright, clean, and functional, this private en-suite is the perfect addition to enhance daily routines with a touch of luxury.



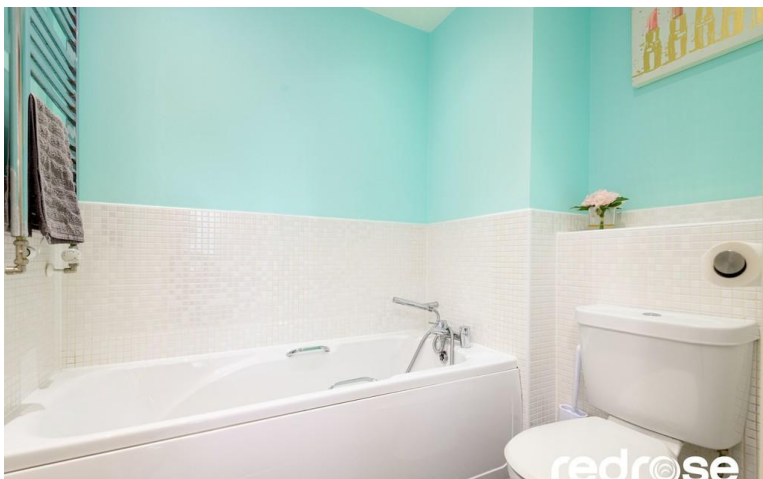
BEDROOM TWO

10' 7" x 7' 8" (3.23m x 2.34m) This bright and cosy single bedroom offers a versatile space ideal for a child's room, guest bedroom, or home office. Neatly proportioned, it features a large window that allows natural light to fill the room, creating a warm and welcoming atmosphere. Whether used for sleeping, studying, or working from home, this space is both functional and full of potential.



BATHROOM

The main bathroom is sleek, modern, and thoughtfully designed for both comfort and practicality. Featuring a panel bath with overhead shower, a wash basin with storage, and a low-level WC, the space is finished with stylish tiling and clean lines throughout. Bright and inviting, this well-maintained bathroom offers a relaxing. A heated towel rail and quality fittings complete the space, adding a touch of everyday luxury.



EXTERNALLY

The property benefits from well-maintained communal grounds, offering residents a pleasant outdoor space to enjoy, with landscaped gardens and seating areas providing a peaceful setting to relax or socialise. In addition, the apartment includes allocated parking, ensuring convenient and secure off-street parking for residents. Visitor spaces (if applicable) are also available, making it easy to host friends and family. This combination of green space and practical parking adds to the comfort and appeal of modern apartment living.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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 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