



**redrose**

### 11 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 views over the landscaped gardens and duck pond. Contemporary fitted kitchen with integrated electric oven and four ring gas hob with and fridge freezer, two generous double bedrooms, and family bathroom. Additional benefits include secure entry, allocated parking (60) and well-kept communal areas. Ideally located close to local amenities, transport links, and major road networks. Perfect for first-time buyers or

**Guide Price £127,950**

EPC Rating '81B'







## Property Description

### HALLWAY

Front door to a hallway with storage cupboard, radiator and doors leading to Lounge, Bedrooms and Bathroom.

### LOUNGE/DINER/OPEN PLAN WITH KITCHEN

12' 0" x 11' 7" (3.66m x 3.53m) Step into a bright and airy open-plan lounge and kitchen diner, thoughtfully designed for modern living. This versatile 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 to front overlooking the landscaped gardens and village duck pond and radiator.



### KITCHEN





11' 7" x 8' 8" (3.53m x 2.64m) Modern kitchen with vinyl flooring, fitted wall and base units in brushed walnut and contrasting cream, tiled splash back, integrated washing machine, dishwasher, fridge freezer and oven, four ring gas hob and plenty of cupboard space.

#### BATHROOM

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



#### MASTER BEDROOM

10' 9" x 10' 9" (3.28m x 3.28m) Good sized room with built in wardrobes, radiator, double glazed windows and doors to ensuite and hallway. The master bedroom offers a peaceful and private retreat within this ground floor apartment. Generously proportioned, while double glazed window invite in natural light and radiator.

#### ENSUITE

Spacious suite with step in shower, wash hand basin, WC, heated towel rail, vinyl flooring, tiled walls and door to bedroom one.



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' 5" x 7' 8" (3.2m x 2.36m) 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 double glazed 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. Double room with radiator, double glazed window and door to hall



#### EXTERNALLY

The property benefits from well-maintained communal grounds, offering residents a pleasant outdoor space to enjoy, with landscaped gardens and seating areas





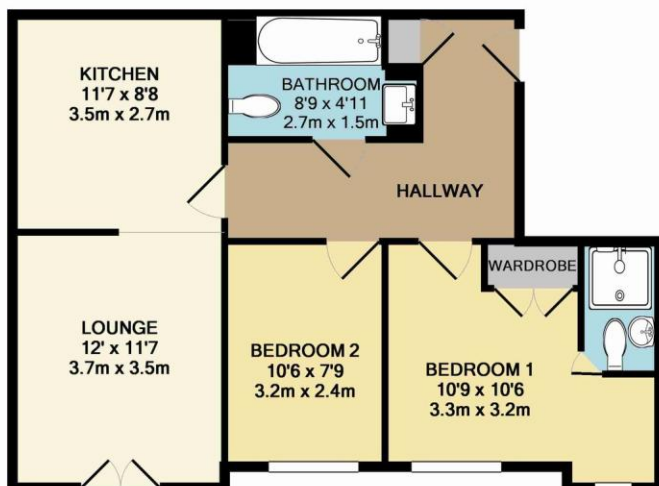
providing a peaceful setting to relax or socialise. In addition, the apartment includes an allocated parking space number 60 ensuring convenient and secure off-street parking for residents. Visitor spaces (if applicable) are also available, making it easy to host friends and family. This combination of green space and practical parking adds to the comfort and appeal of modern apartment living.

#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possible need for young and old alike.

#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your



TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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