



redrose

24 Wallis Court

Gibson Court, Buckshaw Village, PR7 7HY

Stylish, High-Specification 2-Bedroom Top Floor Apartment – Wallis Court, Buckshaw Village. This beautifully presented apartment offers modern living in a sought-after location. The accommodation briefly comprises a spacious entrance hallway with a handy storage/utility cupboard, leading to a generous open-plan kitchen, dining, and living space. The contemporary kitchen is fitted with sleek white gloss units, integrated appliances, and white goods, while the lounge area is light and welcoming, enhanced by a large window that fills the room with natural light. Off the hallway are two well-proportioned bedrooms, each able to accommodate a double bed, together with a stylishly finished bathroom featuring a modern white three-piece suite with shower over bath.

Offers Over £95,000

EPC Rating '71C'





Property Description

STYLISH HIGH SPECIFICATION 2 BEDROOM TOP FLOOR APARTMENT IN WALLIS COURT, BUCKSHAW VILLAGE.

This lovely property briefly comprises of a spacious entrance hallway with storage/utility cupboard, large open plan kitchen living space boasting a stylish modern fitted kitchen with white gloss units, integrated appliances and white goods. The lounge is also of ample size with a large window allowing vast amounts of natural light. Also off the hallway are two bedrooms both can fit a double bed, along with a beautifully finished family bathroom with white three piece suite and shower over bath.

Externally the property boasts allocated parking and options for visitors, whilst also being located only a stones throw (literally) from the local shops, and transport links.

This would be the perfect flat for a working professional, individual or friends sharing!



DONT MISS OUT CALL TODAY! 01772456558!

HALLWAY

Front door leading to the hallway, telephone entry intercom system, electric heater, double cupboard housing the cylinder. Door to storage cupboard

LOUNGE/DINER/KITCHEN

20' 3" x 15' 0" (6.17m x 4.57m) This stylish open-plan lounge, dining, and kitchen area is the heart of the apartment, offering a bright and spacious layout designed for modern living. Double glazed window overlooking the front aspect with open views. While the seamless flow between the kitchen, dining, and living zones creates an inviting setting for both relaxing and entertaining. The contemporary kitchen is fitted with sleek units and integrated appliances, complemented by ample counter space for cooking and casual dining. The lounge and dining areas provide flexible options for furniture arrangement, making it easy to tailor the space to your lifestyle.

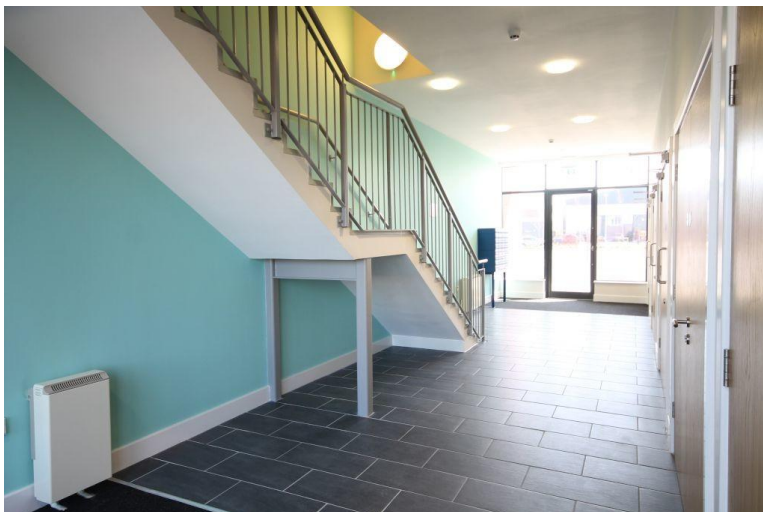


MASTER BEDROOM

14' 1" x 10' 5" (4.29m x 3.18m) The master bedroom is a well-proportioned space offering plenty of room for a king-size bed and additional furnishings. Neutral décor provides a calm and versatile backdrop, making it easy to personalise. With its generous layout and practical design, this room creates a comfortable retreat at the end of the day.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m) Bedroom Two is a versatile and well-sized room, ideal as a guest bedroom, children's room, or home office. Its practical layout offers space for a [double/single] bed and additional furnishings, while the neutral décor ensures a bright and welcoming feel.



BATHROOM

The bathroom features a stylish three-piece suite, including a panelled bath with shower over, wash basin, and WC. Finished with modern fittings and a neutral décor, it provides a fresh, practical, and inviting space for everyday use.

OUTSIDE

The apartment is accessed via a communal hallway and benefits from its own private entrance door leading directly outside. The property also includes an allocated parking space, providing added convenience.

LOCATION

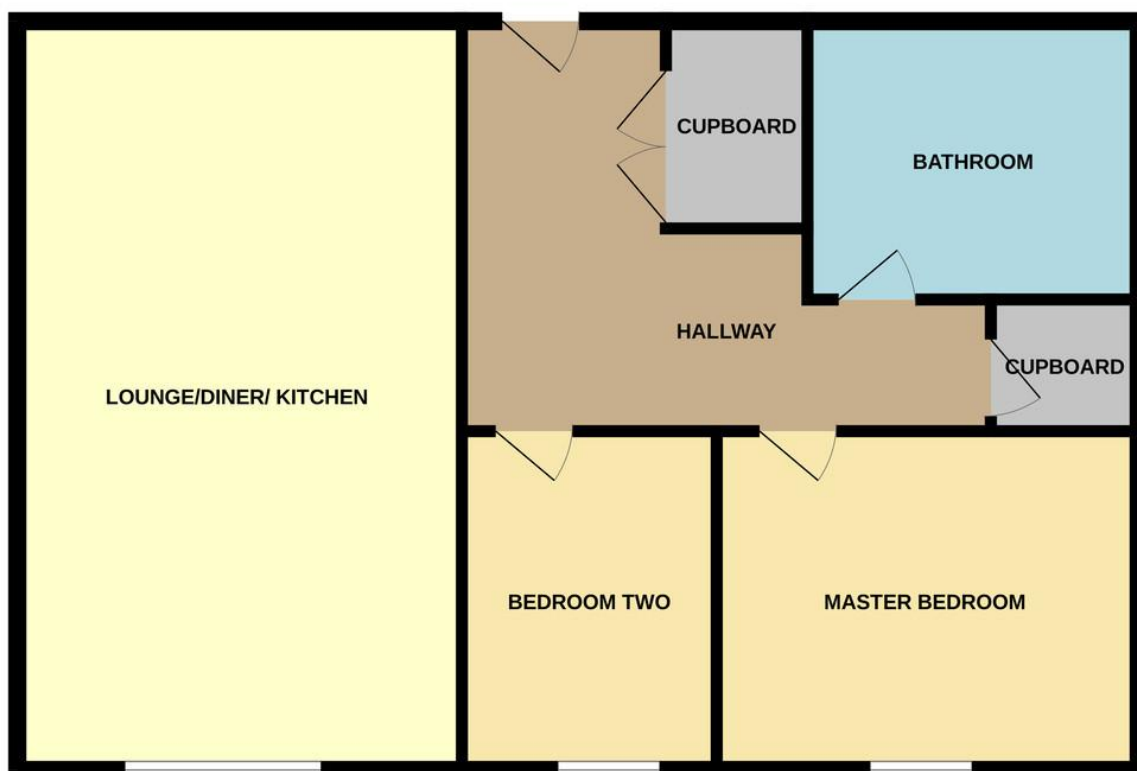
Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village

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 possibly 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 requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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