



**redrose**

### **17 Weavers Court**

Buckshaw Village, Chorley, PR7 7AS

FANTASTIC 2 BEDROOM APARTMENT WITH GARAGE When entering this lovely top floor apartment, you will find a spacious hallway leading through to a separate kitchen with modern fitted units, integrated appliances and white goods along with a generous sized separate lounge with feature fireplace. Also, off the hallway you will find a family sized bathroom with white three-piece suite and shower over bath, along with two bedrooms one double and one single, the double boasting modern fitted wardrobes. This property has a real homely feel and could be the perfect new home for you!

**Offers In Region Of £120,000**

EPC Rating '77'







## Property Description

### HALLWAY

A welcoming entrance hallway offering a bright and stylish first impression. Featuring neutral décor, and practical storage space, it provides a smooth transition into the main living areas.

### LOUNGE

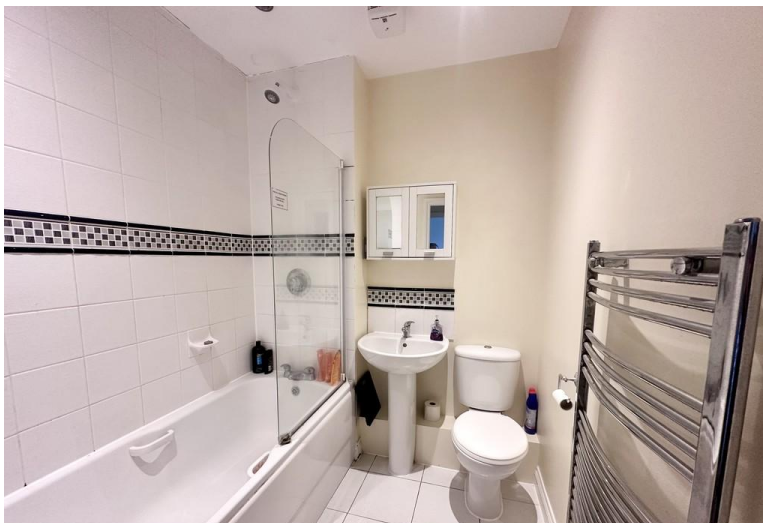
15' 6" x 10' 10" (4.72m x 3.3m) A bright and spacious lounge designed for modern living, featuring large windows that allow natural light to fill the space. With a comfortable layout and neutral décor, it's ideal for relaxing, entertaining, or working from home.

### FITTED KITCHEN

9' 10" x 7' 2" (3m x 2.18m) A modern fitted kitchen equipped with sleek cabinetry, integrated appliances comprising electric oven and four ring gas hob with extractor hood. dishwasher, washer, fridge and freezer, and ample worktop space. Bowl and half stainless steel sink with drainer and mixer tap over. Tiled flooring, double glazed window to the side aspect and radiator. Designed







for both style and efficiency, it offers a practical and attractive space for everyday cooking and entertaining.

#### MASTER BEDROOM

14' 11" x 9' 5" (4.55m x 2.87m) A generously sized master bedroom offering a peaceful retreat, complete with large windows, fitted wardrobes, and soft neutral décor. Bright and airy, it combines comfort and style, ideal for modern apartment living.

#### BEDROOM TWO

9' 4" x 6' 8" (2.84m x 2.03m) A well-proportioned second bedroom, ideal as a guest room, home office, or children's room. Light-filled and versatile, with neutral décor and space for additional storage or furnishings.

#### BATHROOM

A stylish bathroom featuring a modern three-piece suite, including a full-size bathtub with high level shower fitting and screen, sleek basin, and toilet. Finished with contemporary tiling and quality fittings, it offers a clean and comfortable space for everyday use.

#### EXTERNALLY

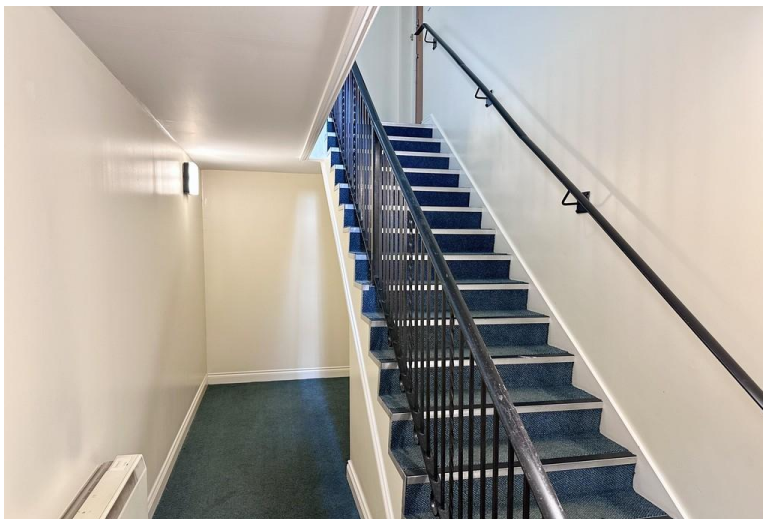
A beautifully presented apartment offering stylish and comfortable living throughout. Featuring a spacious lounge, modern fitted kitchen, two well-proportioned bedrooms-including a generous master with fitted wardrobes-and a contemporary three-piece bathroom. Set within a well-maintained development, the apartment also benefits from secure entry, allocated parking, and access to attractive communal grounds.

#### GARAGE

A secure and spacious garage providing ideal storage or off-street parking. The garage is longer than standard as it benefits from having extra built-in storage in the form of a useful annexe at the back'. It's great for storing bikes, suitcases, tools, general storage (useful as the apartment is on the top floor!)

#### 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 café. Buckshaw



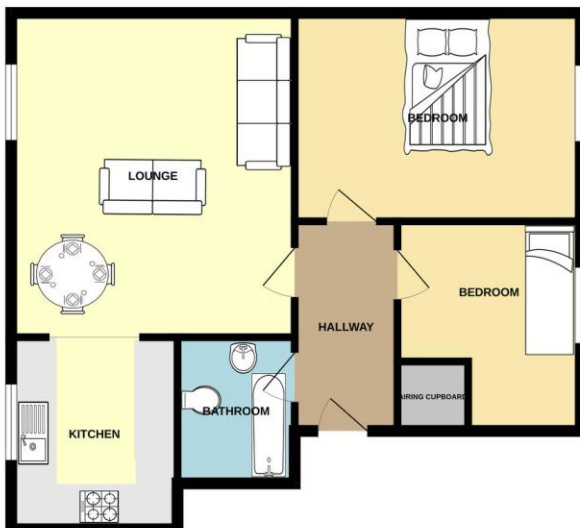


village has everything you could possible need for young and old alike.

#### MORTGAGES

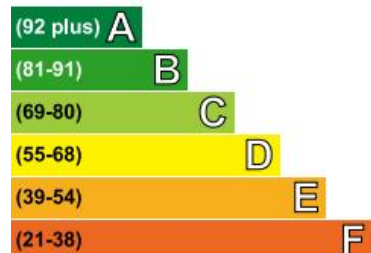
If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



#### Energy Efficiency Rating

Very energy efficient - lower running costs



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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 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