



redrose

13 New Inn Close

Buckshaw Village, Chorley, PR7 7DE

Tucked away in a quiet cul-de-sac, this beautifully presented two-bedroom apartment offers a rare combination of privacy, style, and convenience. With its own private entrance, allocated parking, and proximity to local amenities, it's the perfect home for first-time buyers, landlord investors or anyone looking to downsize without compromise. The property features a refitted main bathroom, and a high-quality multi-room audio system. Outside, you'll find a private garden complete with power, lighting, ideal for relaxing or entertaining. A truly impressive home that must be viewed to be fully appreciated.

Offers Over £130,000

EPC Rating '80c'





Property Description

HALLWAY

A welcoming entrance hall featuring a staircase leading to the first floor, complemented by a radiator and a fitted burglar alarm for added security. Access to the loft is provided via a hatch with fitted ladder and power, offering convenient storage or potential for a home office conversion.

LOUNGE

13' 11" x 12' 9" (4.25m x 3.89m) A bright and inviting lounge, featuring LED downlights and a radiator, with a double-glazed window overlooking the rear garden, flooding the space with natural light. Equipped with multi-room audio controls, this stylish living area provides the perfect setting for both relaxing and entertaining, with a door leading seamlessly to the adjoining rooms.

KITCHEN

7' 6" x 6' 10" (2.30m x 2.10m) A stylish kitchen fitted with a range of beech wall and base units complemented by contrasting worktops. Features include a single oven, gas





hob, stainless steel sink, LED downlights, and integrated speaker for multi-room audio. There is space for a fridge freezer and washing machine, a double-glazed window and tiled flooring.

MASTER BEDROOM

13' 7" x 9' 2" (4.15m x 2.81m) A spacious and elegant master bedroom featuring a double-glazed window, radiator, and LED downlights. Bathed in natural light, this room provides a comfortable and tranquil retreat, perfect for rest and relaxation.

BEDROOM TWO

10' 5" x 7' 4" (3.20m x 2.25m) A well-proportioned bedroom featuring a double-glazed window, radiator, and LED downlights. Bright and inviting, this versatile room can be used as a guest room, nursery, or home office.

BATHROOM

6' 4" x 6' 0" (1.94m x 1.84m) A stylish and contemporary bathroom featuring a WC with concealed flush, a wash hand basin, and a bath with glass screen and shower overhead. Fully tiled walls, a chrome towel rail, and integrated speaker for multi-room audio complete this elegant and functional space.

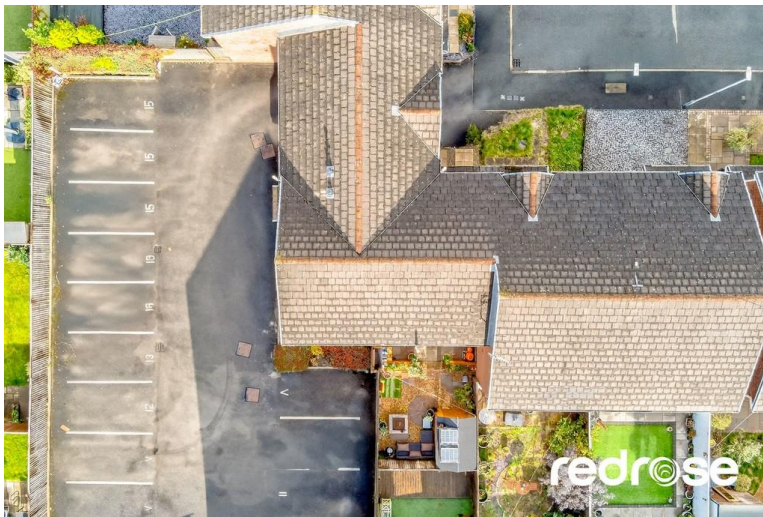
EXTERNALLY

A private 'secret garden' accessed via a gate at the front of the property. Featuring a summer house with power, a decked patio, and artificial grass this low-maintenance outdoor space provides a peaceful retreat, perfect for relaxing or entertaining.

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 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.



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

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

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