



26 Wallis Court, Gibson Drive ,

Offers Over £110,000

2 Bedrooms

A beautifully presented top-floor apartment offering modern living in a sought-after location. Featuring a spacious entrance hallway with storage, a generous open-plan kitchen, dining, and lounge/diner with access to a balcony overlooking the front with open plan kitchen with integrated appliances, two well-proportioned double bedrooms, and a stylish bathroom with shower over bath. Externally, there's an allocated parking space plus visitor parking. Ideally located close to local shops, amenities, and excellent transport links, this apartment combines contemporary style with convenience – perfect for first-time buyers or professionals.



HALLWAY

Front door leading to the hallway where there is a storage cupboard, electric heater and telephone entry system.

BATHROOM

Fitted with a three piece bathroom suite comprising panel bath with high level shower fitting over and screen. Wash hand basin and low level W.C. Part tiled walls, tiled flooring, ceiling recess lights, mirror and heated towel radiator.

OPEN PLAN LOUNG/DINER/KITCHEN

20' 4" x 16' 4" (6.20 maxm x 5.00 max m) A bright and contemporary open-plan living space, combining lounge, dining, and kitchen areas in one stylish room. The modern kitchen features white wall and base units with complimentary work surfaces over. integrated electric oven with four ring hob and extractor hood with curtesy light. Dishwasher, stainless Steel sink with mixer tap and drainer. while the dining and lounge areas provide a versatile, sociable space perfect for relaxing or entertaining. Double glazed door leading to the balcony and radiator create an airy and inviting atmosphere.

MASTER BEDROOM

11' 8" x 10' 7" (3.57m x 3.23m) A spacious and light-filled master bedroom, designed as a peaceful retreat. The room offers ample space for bedroom furniture along with having fitted wardrobes, combining comfort with a modern, stylish finish. Large windows allow natural light to flood the space, creating an airy and inviting atmosphere.

BEDROOM TWO

10' 6" x 7' 9" (3.21m x 2.37m) A generously sized double bedroom offering a versatile and comfortable space. Finished to a modern standard, it provides ample room for furniture and storage, making it ideal as a guest room, home office, or additional living space.

EXTERNALLY

Allocated parking space and options for visitors at the rear.

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. 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,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		