



50 Barnes Wallis Way, Buckshaw Village, Chorley, PR7 7FU
Offers in excess of £185,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated on Buckshaw Village. Benefiting from modern sophisticated decor throughout, 2 double bedrooms and allocated parking for 2 vehicles.

The living accommodation briefly comprises of; lounge, kitchen and WC/cloaks.. To the first floor 2 double bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 991 years remaining

Ground rent - £250pa

Service Charge - £250pa

Council tax band - B

GROUND FLOOR

Lounge 14'4" x 12'11" (4.37m x 3.94m)

Carpet flooring with patio doors leading to the rear garden, under-stair storage cupboard and curtains

Kitchen 8'8" x 6'9" (2.65m x 2.08m)

High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 11'5" x 12'11" (3.48m x 3.95m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 8'0" x 12'11" (2.44m x 3.94m)

Carpet flooring with window to the front elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

EXTERNAL

Beautifully presented and private rear garden with gated access to communal parking to the rear, with 2 allocated parking spaces.