



Worden Brook Close, Buckshaw Village, Chorley

Offers Over £124,995

Ben Rose Estate Agents are delighted to present to market this spacious and well-presented two-bedroom apartment, set over two floors in the popular residential area of Buckshaw Village.

This property represents an ideal purchase for first-time buyers or buy-to-let investors, offering a great opportunity for comfortable living. Conveniently located within commuting distance of major northwest towns and cities via local motorways (M6 & M61), the property benefits from excellent local schools/nurseries, amenities, family-friendly pubs, restaurants, and leisure facilities.

Internally, the apartment features a private entrance hallway leading to the second bedroom with a storage area and a family bathroom with a three-piece suite. Continuing through the hallway, you'll find the open-plan Kitchen/Diner/Lounge. The kitchen boasts modern integral wall and base units with built-in appliances and complementing work surfaces. The lounge area opens up to a private balcony via sliding doors. Moving up the staircase, you'll discover a bright and airy open-plan master bedroom with a walk-through wardrobe area leading to the en-suite shower room.

Externally, the property includes an allocated parking space and ample visitor parking.







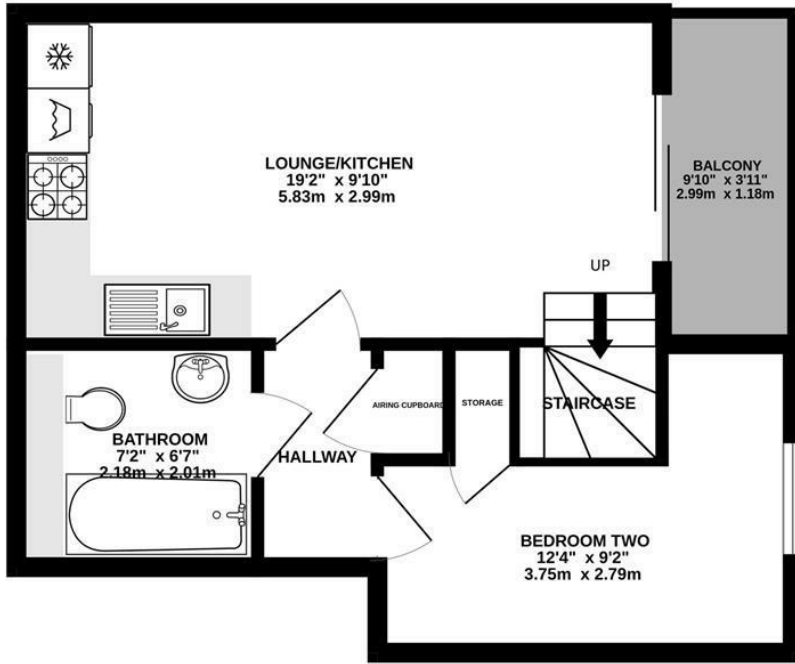




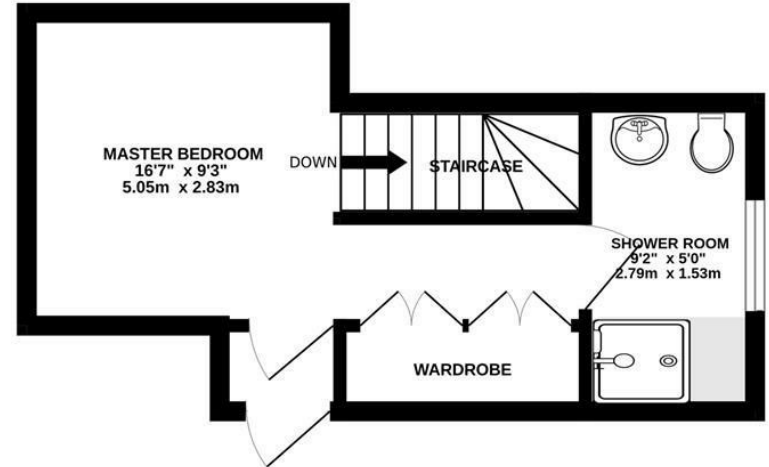


BEN ROSE

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.

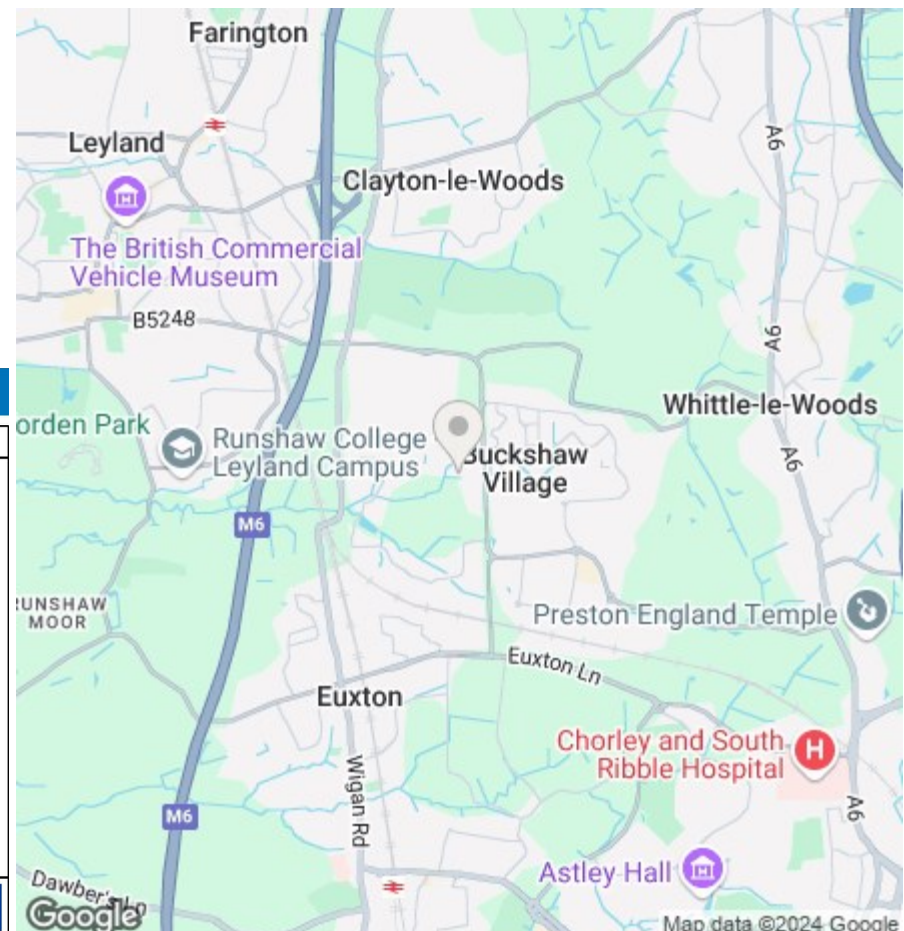


TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current Rating: **65** (D)

Potential Rating: **75** (C)

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Current Rating: **65** (D)

Potential Rating: **75** (C)