



Oakbridge Drive, Buckshaw Village, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to offer this exceptional opportunity to acquire a well-appointed one-bedroom, second-floor apartment within an exclusive over 55's community. This contemporary apartment is presented with NO CHAIN and is strategically situated in the highly sought-after area of Buckshaw Village. Positioned in a prime corner location, this particular property offers excellent views and is positioned away from the noise of the main road. It boasts a range of in-house amenities, including a bar/bistro, hairdressers, a local shop, and a gym. It is conveniently located just a short drive from Chorley, Leyland, and Preston town centres, with excellent travel connections available via nearby bus routes and the M6 and M61 motorways. Moreover, supermarkets, cafes, and a health centre are all within walking distance, as is the local railway station, providing convenient links between Manchester and Blackpool. We highly recommend scheduling a viewing at your earliest convenience to seize this unique opportunity.

Internally, the apartment boasts a welcoming entrance hall that provides access to all rooms. From here, you'll find the spacious lounge/diner, seamlessly connected with the kitchen in an open-plan layout, with double patio doors opening onto a charming Juliette balcony. The kitchen is well-appointed with integrated appliances, including a fridge, freezer, oven, hob, and washing machine, alongside generous storage cupboards. Continuing through the hall, you'll find the master bedroom, benefiting from integrated wardrobes and dual aspect windows, flooding the space with natural light. Completing the apartment is the modern three-piece shower/wet-room, featuring a convenient walk-in shower.

Externally, the grounds are adorned with beautifully maintained communal garden areas, a bowling green, and furnished patios. Ample private parking is available within the village, including designated disabled bays, upon entering the property grounds.





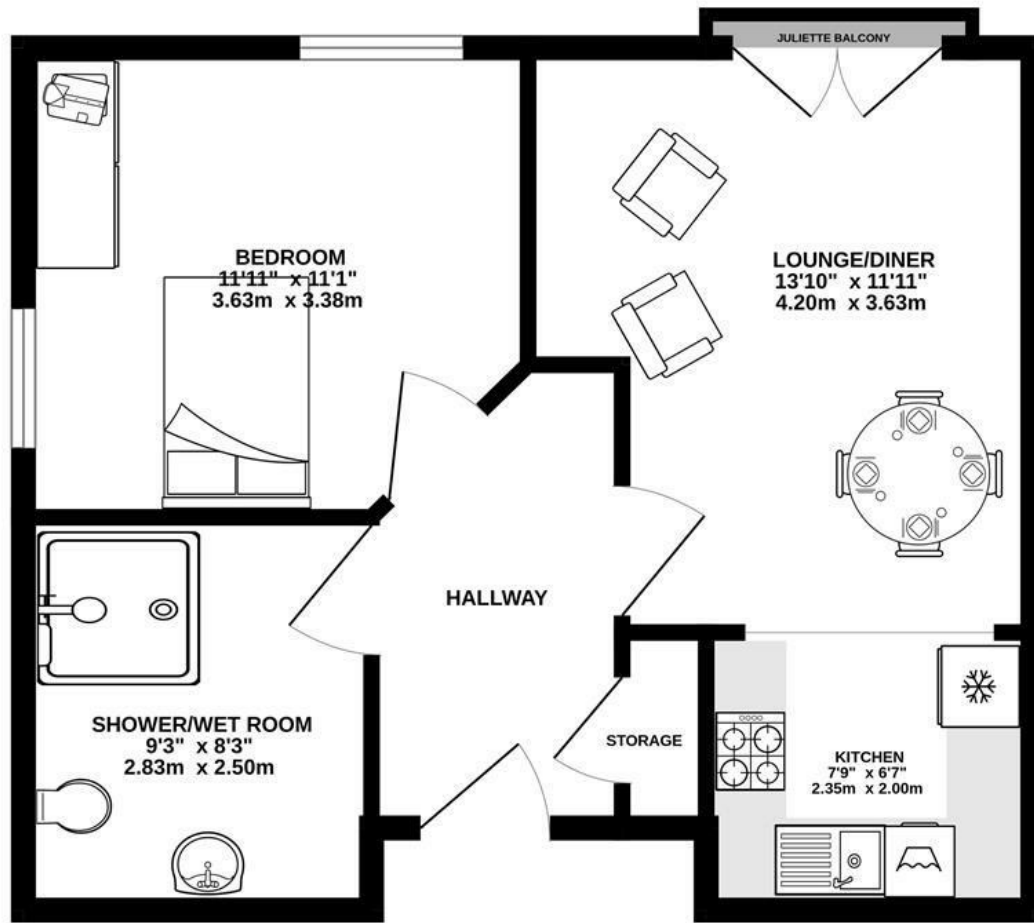






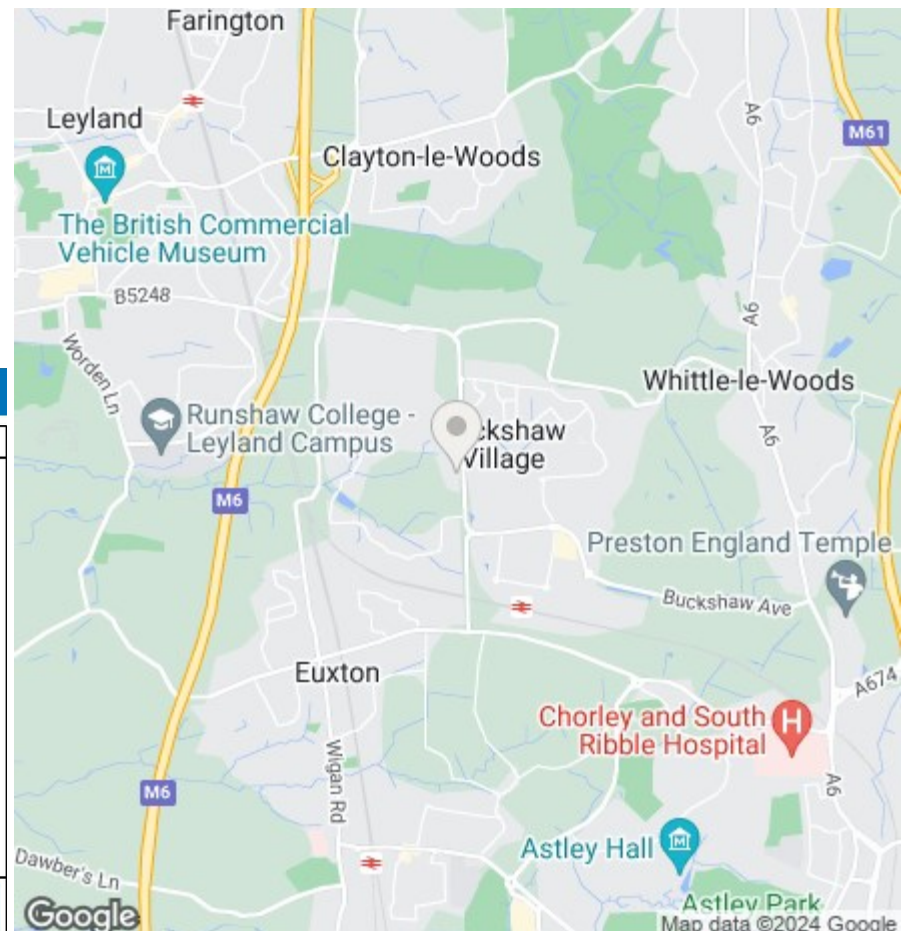


GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 81 | 81 |
| (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 | |

| Environmental Impact (CO ₂) 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 | |