



**Highland Drive, Buckshaw Village, Chorley**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present this beautifully finished fully furnished two bedroom ground floor apartment in a sought after part of Buckshaw Village. This would be an ideal purchase for first time buyers or buy to let investors and is located within walking distance of superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby Buckshaw Parkway with direct routes to Manchester and Preston City Centres and the M6 and M61 motorways. This property is finished to a high standard and viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall giving access to all areas of the property. You will find a spacious lounge/diner at the end of the hallway with a large bay window letting ample light into the property, a beautiful electric feature fireplace and enough room for a family dining table. This leads through to the open plan kitchen where you'll find integral wall and base units, integrated oven/hob with space for other freestanding appliances.

You will also find two good-sized bedrooms both large enough to fit double beds and the three piece family bathroom with overhead shower.

Externally, the property benefits from three allocated parking bays to the rear and on the main car park.

Additionally- the service charge for the property is £1250per annum/£105 per month.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.



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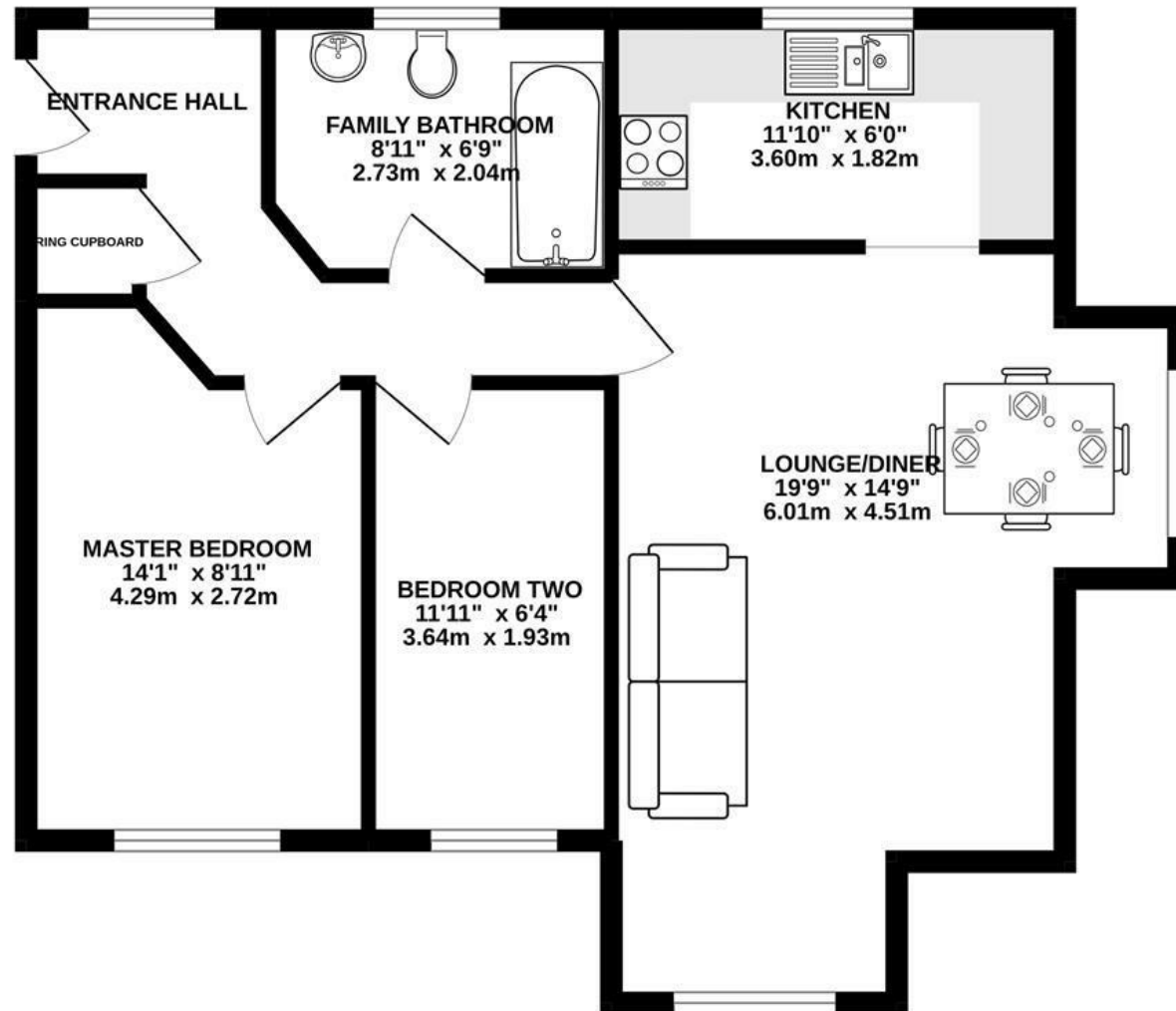








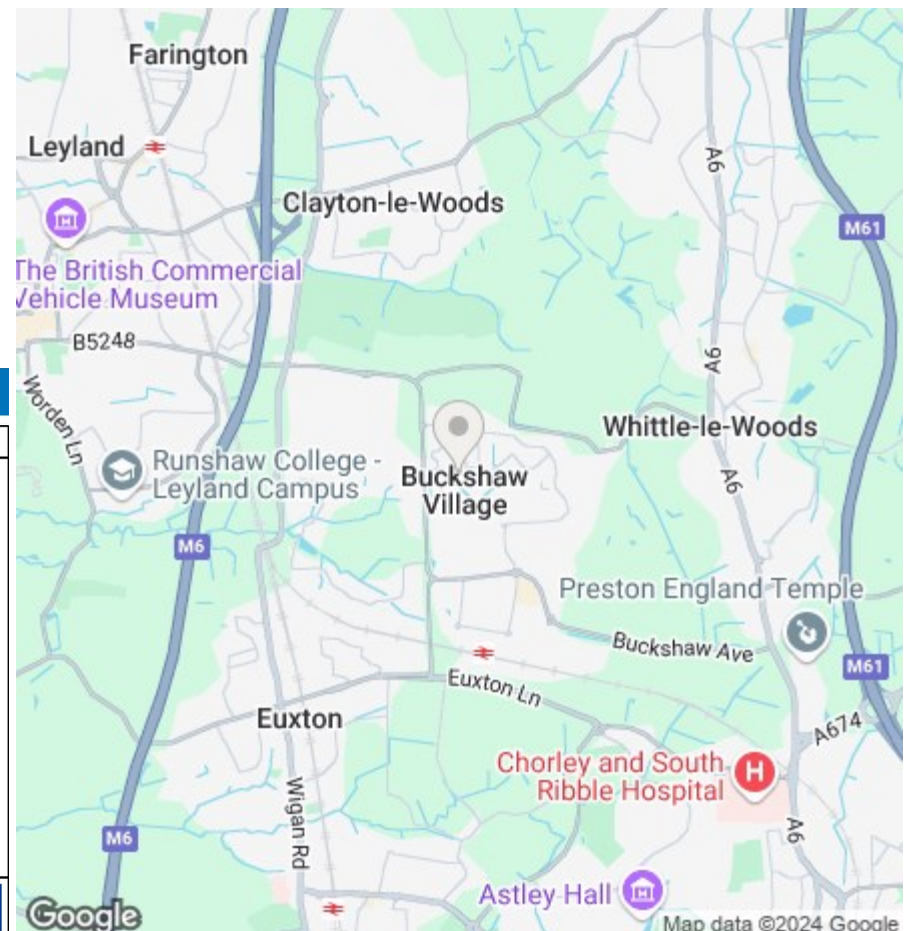
GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

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