



Guernsey Avenue, Buckshaw Village, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this well-presented, two-bedroom, second-floor apartment located in the highly sought-after Buckshaw Village, Chorley. This modern home is ideal for first-time buyers or investors and is situated within walking distance of a range of local amenities, including shops, restaurants, and leisure facilities. Buckshaw Village offers excellent travel links, with a nearby train station providing direct routes to Manchester and Preston, as well as easy access to the M6 and M61 motorways, making it perfect for commuters.

Upon entering the apartment, you are welcomed into a spacious entrance hallway that provides access to all rooms. To the left, the generous lounge features an elegant electric fireplace, creating a cozy atmosphere, while the Juliette balcony allows natural light to flood the space. To the right of the hallway, the well-appointed kitchen boasts a window, integrated appliances including a hob, oven, fridge/freezer, and dishwasher, and ample storage space. Further along the hall, the contemporary three-piece family bathroom is conveniently located. The master bedroom is a spacious retreat, complete with a built-in wardrobe and a private three-piece en-suite. Opposite, the second bedroom offers versatility as a guest room, home office, or additional living space, also benefiting from a window.

Externally, the apartment benefits from ample on-street parking to the front, ensuring convenience for residents and visitors alike. To the rear, a designated parking space provides secure off-road parking. The property is surrounded by well-maintained communal lawn areas, adding to the appeal of this modern development. This fantastic apartment offers comfortable, contemporary living in a prime location and is not to be missed.







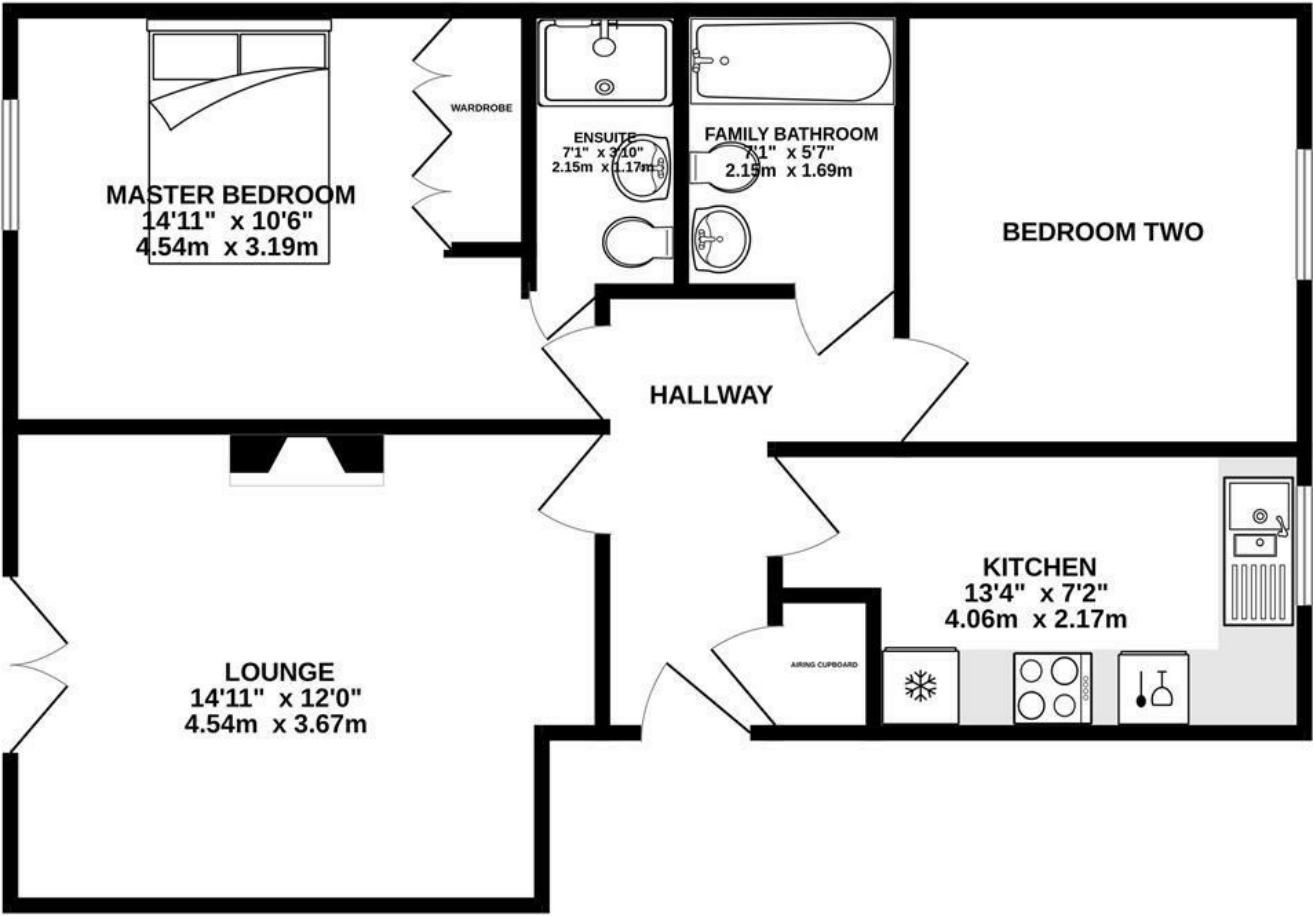






BEN ROSE

SECOND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



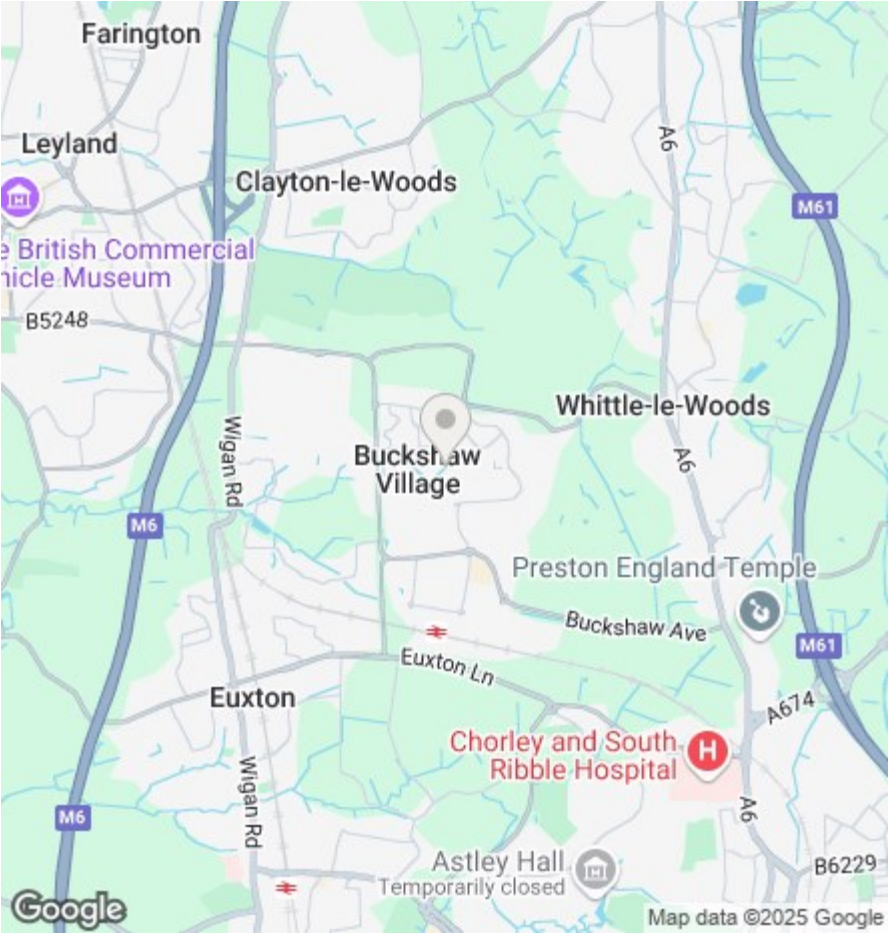
TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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 | | |
|---|-------------------------|-----------|
| | 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 | | |
| | 71 | 79 |
| 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 | |