



## Abbott Court, Buckshaw Village, Chorley

**Offers Over £119,995**

\*\*\*\*\* CHAIN FREE\*\*\*\*\*

Ben Rose Estate Agents are pleased to present to the market this modern two bedroom second floor apartment ideal for first time buyers or couples. The property is located in the much sought after Buckshaw Village, with its superb local schools, supermarkets and restaurants. It is also a short drive to both the towns of Chorley and Leyland. There are also fantastic travel links via the nearby train station and the M6 and M61 motorways.

Internally, the property is located on the second floor. You'll enter into the welcoming hallway where you'll find some integral storage and access to all rooms. Towards the end of the hall is the gorgeous open plan lounge/kitchen. The lounge offers good space and features a large front facing window, allowing for ample light and views of Winter Hill. The modern fitted kitchen comes with a hob/oven and fridge freezer, integrated wall and base units and complimentary worktops. There is room for three at the breakfast bar, with the lounge offering enough space for a large corner settee.

Back through the hall, you'll find two good sized bedrooms with the master benefiting from a three piece ensuite and a fitted wardrobe. You'll also find the three piece family bathroom with bath and shower head.

Externally, the property is situated on a quiet Cul-de-Sac and is allocated one parking bay, with additional parking for visitors. There are also short walks and shared lawn spaces nearby.





















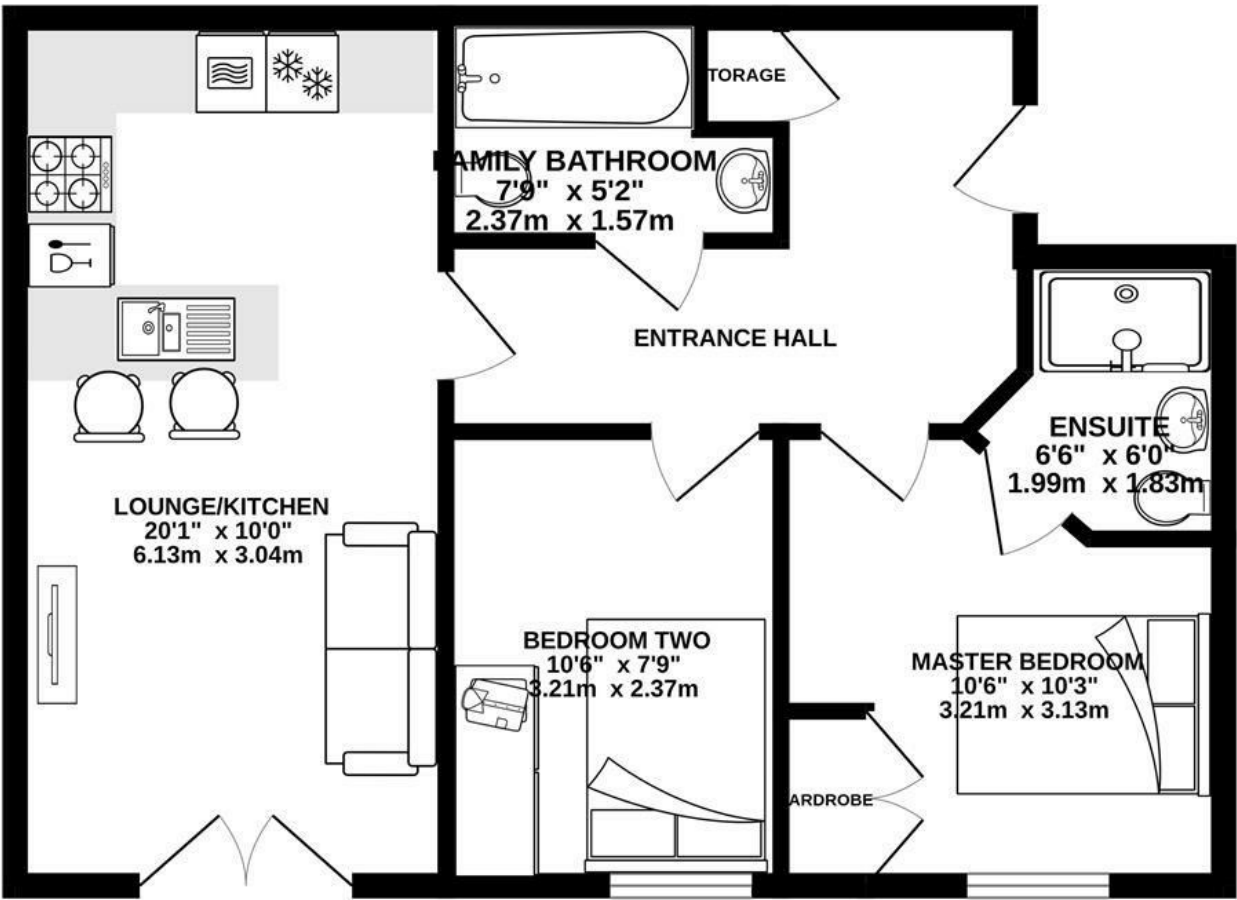






# BEN ROSE

FIRST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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) A		
(81-91) B		
(69-80) C	80	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

