



## **Durham Drive, Buckshaw Village, Chorley**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this ground floor, two bedroom apartment located in a secluded block of only six apartments in Buckshaw Village. This would make an ideal home for those looking to get their foot on the property ladder. The property is ideally placed only a short drive into Chorley and is surrounded by superb local schools, supermarkets and amenities, all within walking distance. There is also fantastic travel links via the nearby Buckshaw Parkway train station and the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall where the majority of rooms can be found. Here, you'll find the spacious lounge with three front facing windows allowing for ample light and plenty of room for a large sofa set and furnishings. Moving back through the hall, you'll find the kitchen, featuring integrated appliances such as a hob/oven, and room for additional freestanding appliances. There is also room here for a 2-4 person dining table. Heading back through the hall, you'll find two spacious double bedrooms with the master bedroom benefiting from fitted wardrobes and a three piece ensuite shower room. Completing this delightful property are two storage cupboards off the hall and a modern three piece family bathroom with bath.

Externally, you'll find a car park for the apartments with plenty of visitor parking and an allocated parking bay for this apartment.





















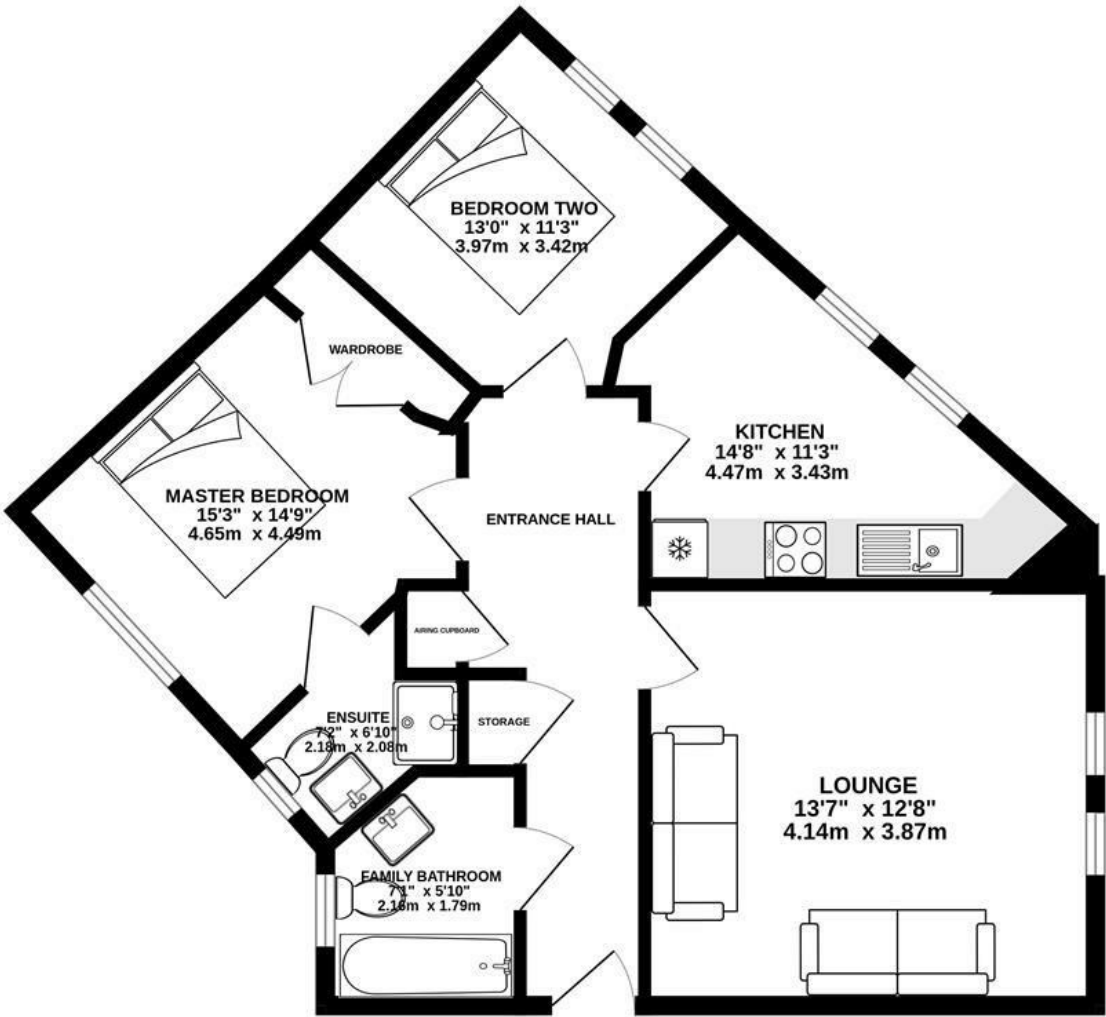






# BEN ROSE


GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
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 