



21 Weavers Court,

Offers Over £90,000

1 Bedroom

Weavers Court, Buckshaw Village. A well-presented one-bedroom first-floor apartment, offering an ideal turnkey investment or first time buyers home in a highly sought-after location. The property features a bright open-plan lounge and kitchen, a spacious double bedroom with built-in wardrobes, and a modern bathroom with shower over bath. Externally, there is allocated parking and visitor spaces. Conveniently located close to local shops, schools, and Buckshaw Parkway station, this property offers excellent commuter links and consistent rental demand. A superb opportunity to purchase in the heart of Buckshaw Village.



## HALLWAY

Doors lead to the reception room, bedroom, bathroom, and a convenient storage cupboard. The space features wood-effect flooring, ceiling coving, a central heating radiator, and a smoke alarm, creating a welcoming and practical area.

## LOUNGE

15' 2" x 14' 3" (4.62m x 4.34m) A bright and spacious lounge, perfect for both relaxing and entertaining. Featuring double glazed window this versatile space offers comfort and style, easily accommodating a range of furniture layouts. Feature fireplace with electric fire set within. Ceiling coving and recess lights. Wood effect laminate flooring.

## KITCHEN

10' 9" x 7' 1" (3.28m x 2.16m) Range of wood effect wall and base units with granite effect worktops, tiled splashback, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, integrated electric oven with four-ring electric hob and extractor hood, integrated fridge/freezer and washing machine, spotlights, extractor fan and tiled flooring.

## BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m) Double glazed window, central heating radiator, fitted wardrobes, fitted bedside cabinets, wood effect flooring and TV point

## BATHROOM

7' 0" x 7' 0" (2.13m x 2.13m) Chrome heated towel rail, three-piece suite comprising: Panelled bath with direct-feed shower, pedestal washbasin with mixer tap, twin-flush WC, partially tiled elevations, extractor fan, spotlights and tiled flooring.

## LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possibly need for young and old alike.

## MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		