



Spinners Court, Buckshaw Village, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this well presented and spacious two-bedroom, first floor apartment with No Chain, situated within the ever-popular Buckshaw Village development. Ideal for first time buyers looking to step onto the property ladder, this modern home offers well-proportioned living accommodation with a practical layout throughout. Buckshaw Village is a thriving community with a fantastic range of local amenities including supermarkets, cafés, restaurants, gyms and healthcare facilities, all within easy reach. Excellent transport links are another key feature, with Buckshaw Parkway train station providing direct services to Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer convenient connections for commuters. The property also benefits from being close to Chorley town centre, Preston city centre and a selection of scenic walks and green spaces.

Stepping inside, the main reception hall provides access to all rooms within the apartment. Positioned towards the front is the spacious open plan lounge and kitchen, creating a bright and welcoming living space with ample room for both a comfortable seating area and a dining table, making it ideal for relaxing or entertaining. The modern fitted kitchen is well equipped with an integrated oven and offers plenty of worktop and cupboard space. Across the hall, you'll find two well-proportioned bedrooms, both offering flexible accommodation for sleeping, working from home or additional storage, along with a contemporary three-piece family bathroom complete with an over-the-bath shower.

Externally, the property benefits from an allocated parking bay to the front, providing convenient off-road parking for one vehicle. The apartment enjoys a well-maintained setting within this sought-after residential development, offering an ideal balance of modern living and excellent convenience. Combining spacious accommodation, a desirable location and fantastic transport links, this property presents a superb opportunity for first time buyers looking for a home ready to move straight into.

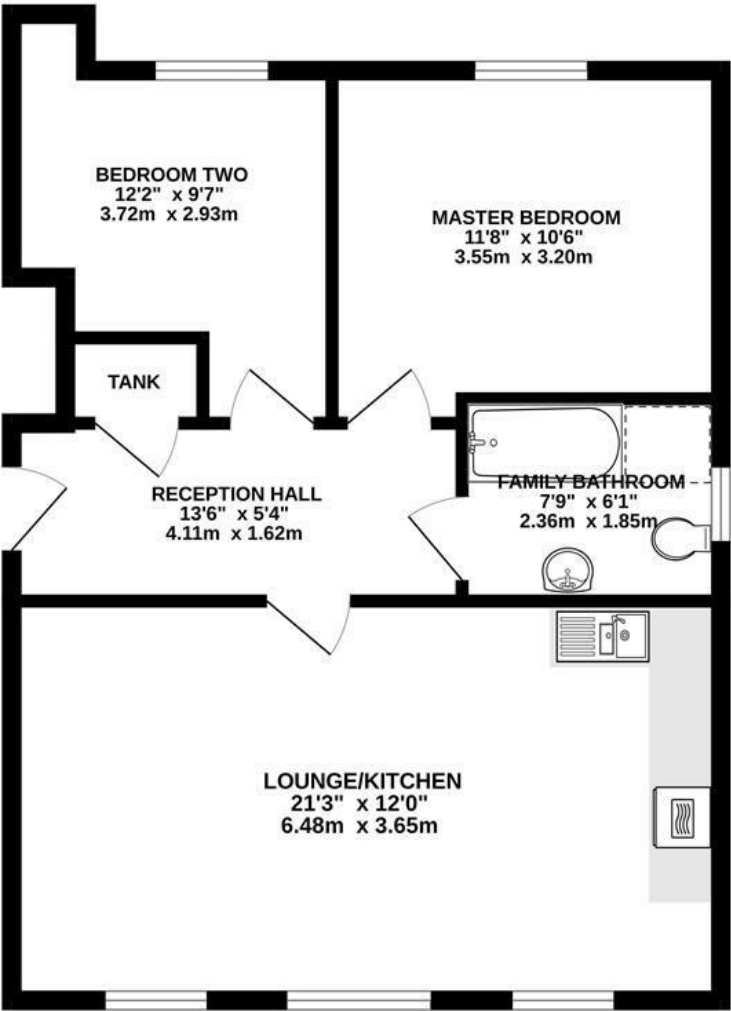






BEN ROSE

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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		
	76	83
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 	

