BEN ROSE



Main Street, Buckshaw Village, Chorley

£875 Per Month

Ben Rose Estate Agents are pleased to present to market this attractive two bedroom second-floor apartment. Ideally positioned within the highly regarded and popular Buckshaw Village, the property offers an appealing combination of modern open-plan living, allocated parking and a convenient location. Buckshaw Village is well established and provides an excellent range of everyday amenities including shops, supermarkets, cafés, restaurants, pubs, schools, healthcare facilities and leisure options, while the surrounding green spaces and walking routes add to the appeal of the development. Excellent transport connections are also close by, with Buckshaw Parkway railway station providing regular services towards Preston and Manchester, while the M6 and M61 motorways offer convenient access across Lancashire and the wider North West. The nearby towns of Chorley and Leyland are easily accessible, with Preston also within straightforward travelling distance.

Stepping inside, the welcoming reception hall provides access to the accommodation and features attractive vinyl plank flooring. To the left are the two bedrooms, with the master bedroom benefiting from a south-facing window and bedroom two also enjoying a south-facing aspect. To the right is the three-piece family bathroom, while straight ahead the hallway leads into the property's particularly appealing open-plan kitchen-living room. This generous communal living space features matching vinyl plank flooring, dual west-facing windows and glazed double doors opening onto a Juliet balcony with a south-facing aspect. The modern fitted kitchen is well equipped with a range of integrated appliances, creating a practical and contemporary space which complements the adjoining living area.

The accommodation is conveniently arranged across one floor, with all rooms accessed from the central reception hall. Both bedrooms provide well-proportioned sleeping accommodation, with the south-facing windows helping to create bright and pleasant spaces. Bedroom two also offers flexibility for tenants depending on their requirements, whilst the three-piece family bathroom is ideally positioned for convenient access from both bedrooms and the main living accommodation.

Externally, the property is accessed through a communal entrance door leading to the communal staircase, with the apartment situated on the second floor. A private parking bay is positioned close to the entrance, providing valuable allocated parking for the property, while visitor parking bays are also readily available. The wider Buckshaw Village development provides attractive communal green spaces and excellent access to local amenities and transport connections. Offered with tenants already in-situ and available to investors only, this property provides an appealing opportunity for buyers looking to acquire an established buy-to-let investment in a popular and well-connected residential development.






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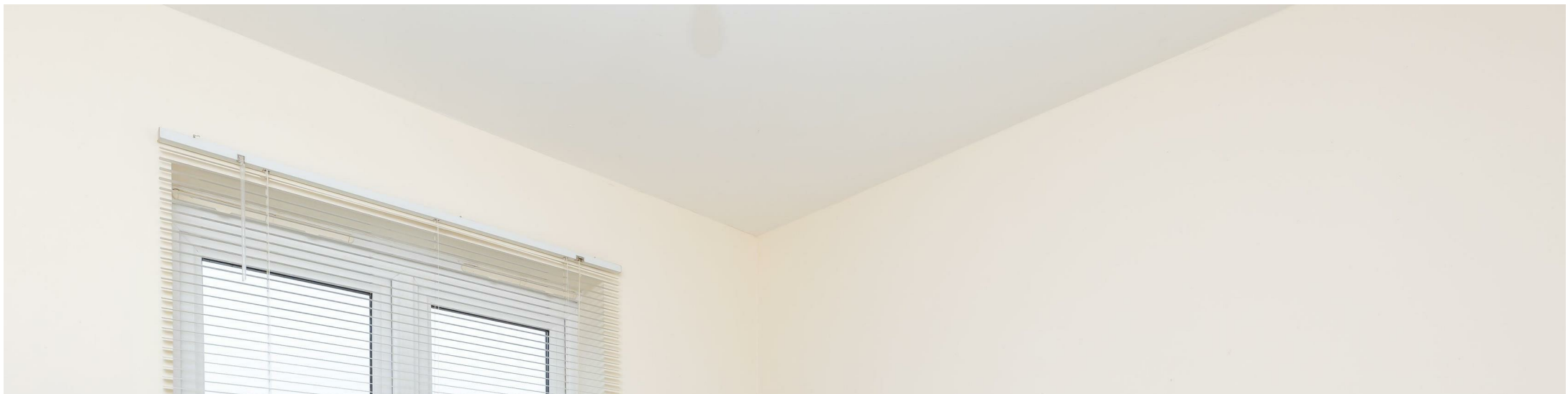

















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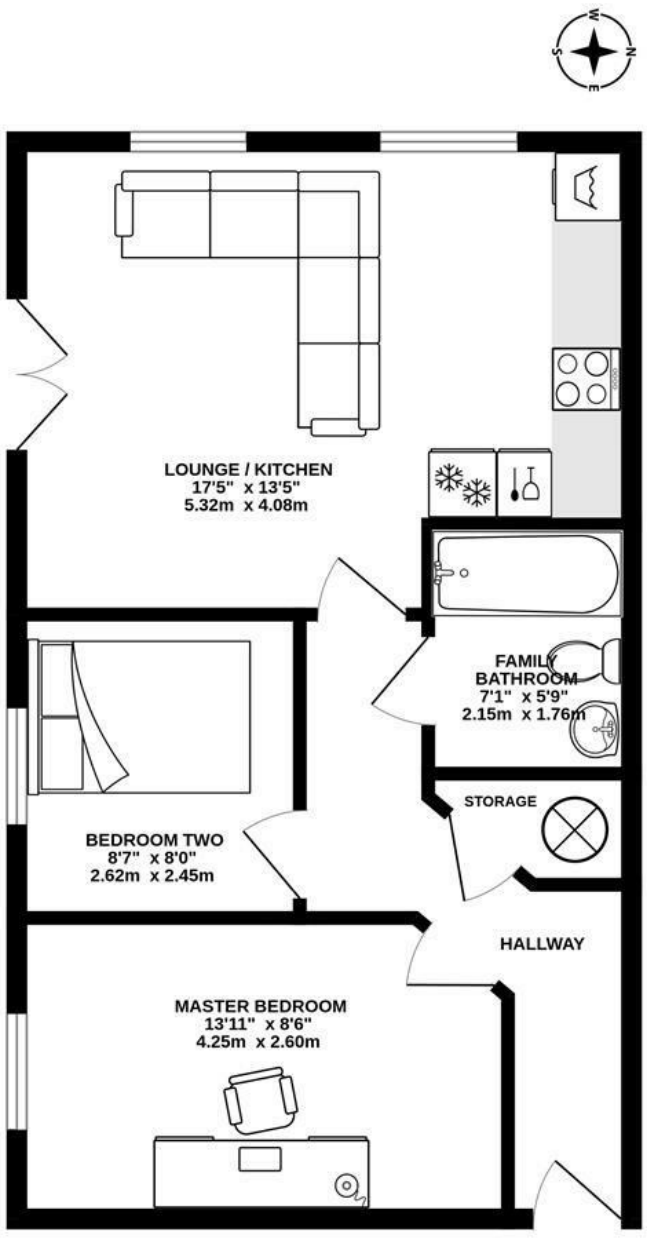




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BEN ROSE

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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