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Abbott Court

Buckshaw Village, , PR7 7ET

Beautifully positioned top-floor two-bedroom apartment overlooking the duck pond and landscaped gardens, located in the sought-after Buckshaw Village.

Guide Price £130,000

EPC Rating 'TBC'

Offering spacious accommodation, open-plan living, modern kitchen, en-suite to the principal bedroom and Juliet balcony. An ideal home for first-time buyers, professionals or investors.



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Property Description

HALLWAY

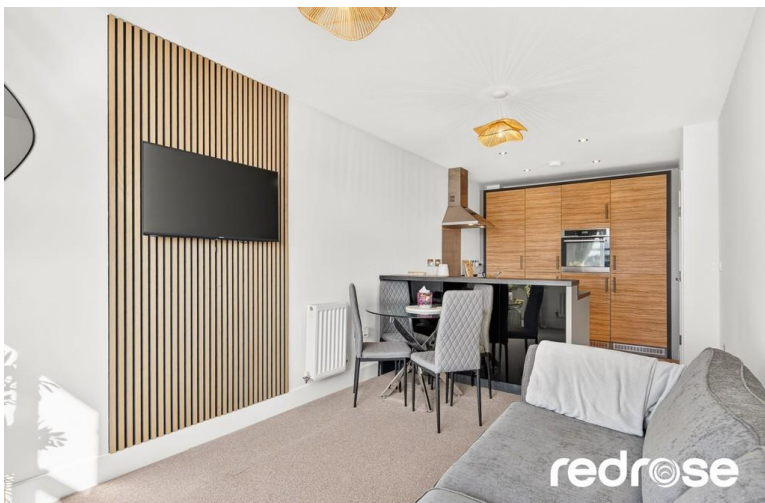
A spacious entrance hallway with useful storage cupboard, radiator and doors leading to the lounge, bedrooms and bathroom.

LOUNGE

12' 0" x 11' 7" (3.66m x 3.53m) A bright and welcoming open-plan lounge with the kitchen, featuring a radiator and double-glazed window overlooking the attractive duck pond and landscaped communal gardens.

KITCHEN

11' 7" x 8' 8" (3.53m x 2.64m) A modern fitted kitchen with a stylish combination of black high-gloss and bamboo-effect wall and base units, complemented by a tiled splashback and vinyl flooring. The kitchen benefits from an integrated washing machine, fridge freezer and oven, along with an electric hob and excellent storage space.





BEDROOM ONE

10' 9" x 10' 9" (3.28m x 3.28m) A well-proportioned double bedroom with radiator and double-glazed patio doors opening onto a Juliet balcony, enjoying lovely views over the duck pond. Doors lead to both the en-suite and hallway.

ENSUITE

6' 8" x 5' 11" (2.03m x 1.8m) A spacious en-suite featuring a fully tiled double walk-in shower cubicle, wash hand basin, WC and heated towel rail. Finished with tiled walls and vinyl flooring.



BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.2m) A generous double bedroom with radiator, double-glazed window and fitted wardrobes, providing excellent storage.

BATHROOM

8' 9" x 4' 11" (2.67m x 1.5m) A three-piece bathroom suite comprising bath with shower, wash hand basin and WC. Further benefits include a heated towel rail, tiled walls and vinyl flooring.

BUCKSHAW VILLAGE

Buckshaw Village is a popular and well-connected development, ideally positioned for commuters with excellent access to the M6, M61 and M55 motorways. Buckshaw Parkway train station provides direct rail links towards Preston and Manchester.

The village offers a fantastic range of everyday amenities, including Tesco, Aldi, coffee shops, restaurants, takeaways, a barbers and local pubs including The War Horse and Harvester. There is also a community centre, primary school, doctors' surgery and dentist. The Buckshaw Hub provides further facilities including a nursery, children's swimming pool, hair salon and café.

MORTGAGES

If you would like a free mortgage consultation, our in-house financial adviser can meet with you to discuss your requirements and assess your mortgage capability. You will receive professional and independent mortgage advice, together with advice on any associated services.





TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 efficiency can be given.



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