



**50 Barnes Wallis Way, Buckshaw Village, Chorley, PR7 7FU**  
**Offers in excess of £180,000**



## The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated on Buckshaw Village. Benefiting from modern sophisticated decor throughout, 2 double bedrooms and allocated parking for 2 vehicles.

The living accommodation briefly comprises of; lounge, kitchen and WC/cloaks.. To the first floor 2 double bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 991 years remaining

Ground rent - £250pa

Service Charge - £250pa

Council tax band - B

### GROUND FLOOR

#### Lounge 14'4" x 12'11" (4.37m x 3.94m)

Carpet flooring with patio doors leading to the rear garden, under-stair storage cupboard and curtains

#### Kitchen 8'8" x 6'9" (2.65m x 2.08m)

High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

#### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 11'5" x 12'11" (3.48m x 3.95m)

Carpet flooring with window to the rear elevation and curtains

#### Bedroom 8'0" x 12'11" (2.44m x 3.94m)

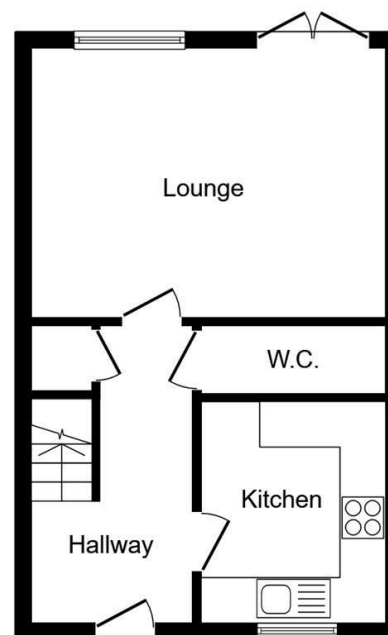
Carpet flooring with window to the front elevation and blind

### Bathroom

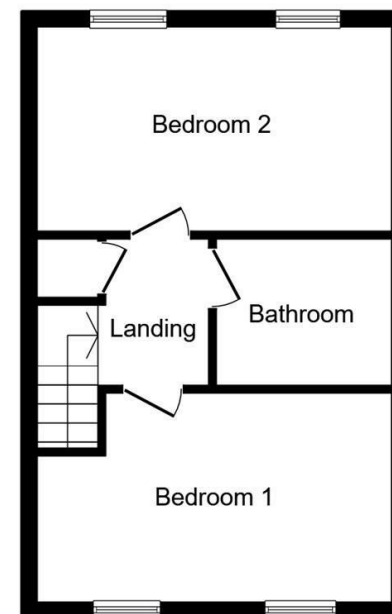
High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

### EXTERNAL

Beautifully presented and private rear garden with gated access to communal parking to the rear, with 2 allocated parking spaces.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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