



redrose

21 Perthshire Grove

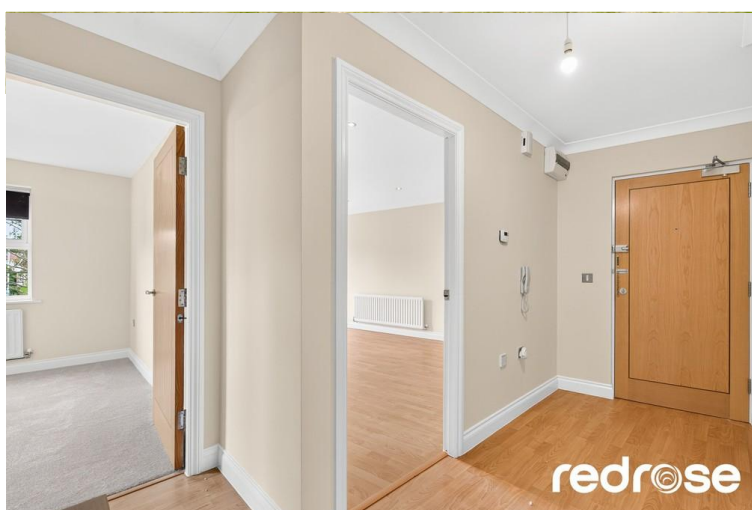
Buckshaw Village, Chorley, PR7 7AE

Perthshire Grove is home to this stunning two-bedroom apartment, perfectly positioned to enjoy beautiful views across Buckshaw Village. The accommodation briefly comprises a welcoming entrance hallway, a separate generously sized kitchen complete with integrated appliances and white goods, and a bright and airy lounge featuring a fireplace and patio doors opening out to the scenic village outlook. The spacious master bedroom benefits from its own en-suite shower room, alongside a further well-proportioned double bedroom and a modern family bathroom. With allocated and visitor parking, it truly has everything you need.

Offers Over £125,000

EPC Rating 'TBC'





Property Description

HALLWAY

Front door leading to the hallway, laminate flooring, radiator, telephone entry system and cupboard housing the cylinder.

LOUNGE/DINER

17' 9" x 11' 11" (5.41m x 3.63m) A spacious lounge/diner with double glazed French door to the Juliette balcony overlooking the green, radiator, fireplace with coal effect fire, laminate flooring, ceiling coving and recess lights.

KITCHEN

14' 4" x 9' 2" (4.37m x 2.79m) Fitted with a range of wall and base units with complementary work surfaces over. Stainless steel sink with drainer unit and mixer tap. Integrated electric oven and hob with extractor fan and light, dishwasher and fridge freezer. Part tiled walls, ceiling recess lights, tiled flooring, double glazed window to the front aspect and radiator.





BEDROOM ONE

14' 6" x 11' 0" (4.42m x 3.35m) Spacious master bedroom with double glazed window to the front and side, radiator and fitted wardrobes.

ENSUITE

A modern three-piece bathroom suite comprising a bath with shower over, part-tiled walls, low level WC and wash hand basin. Finished with a heated chrome towel radiator and tiled flooring.

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m) Another good size bedroom with double glazed window to the side and rear and radiator.



BATHROOM

A modern three-piece bathroom suite comprising a bath with shower over, low level WC and pedestal wash hand basin with mixer tap. Finished with tiled flooring, a heated chrome towel radiator and extractor fan.

EXTERNALLY

Externally, the property benefits from well-maintained communal grounds along with an allocated parking space for residents.

LOCATION

Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.



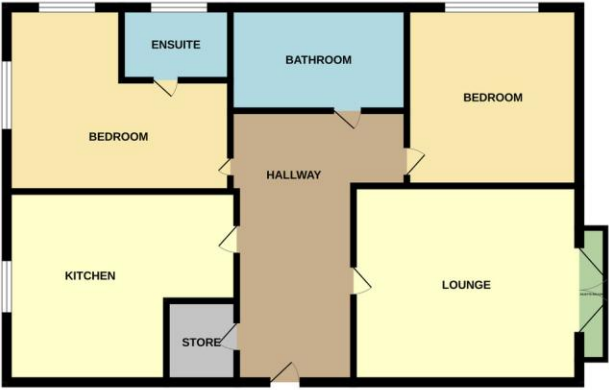
MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.





GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



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TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the boundary indicated here, measurements of plots, gardens, roads and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended and no guarantee as to their operability or efficiency can be given.
Agents and Valuers (2022)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements