



### 3 Spinners Court

Buckshaw Village, Chorley, PR7 7AU

A stunning two bedroom, first floor apartment that has been tastefully updated throughout to include new kitchen and shower room. This lovely apartment is offered for sale with no ongoing chain and would make an ideal first time or buy to let purchase.

Situated within the heart of Buckshaw Village this modern apartment comes with one allocated parking space and an internal viewing is recommended to avoid disappointment.

**Guide Price £125,000**

EPC Rating '69C'





## Property Description

### HALLWAY

With laminate flooring and doors off to bedrooms one and two, family bathroom and open plan kitchen/ lounge. Electric wall mounted heater.

### BEDROOM ONE

14' 4" x 8' 4" (4.38m x 2.55m) Double glazed window. Electric wall mounted heater.

### BEDROOM TWO

10' 9" x 6' 0" (3.30m x 1.84m) Double glazed window. Electric wall mounted heater. Built in shelving/ wardrobe unit.

### SHOWER ROOM

8' 3" x 5' 8" (2.53m x 1.73m) A stunning shower room that has been recently re fitted with a walk in double shower, hand wash basin in vanity unit and WC. Heated towel rail. Tiled flooring and part tiled walls. Double glazed obscured window.

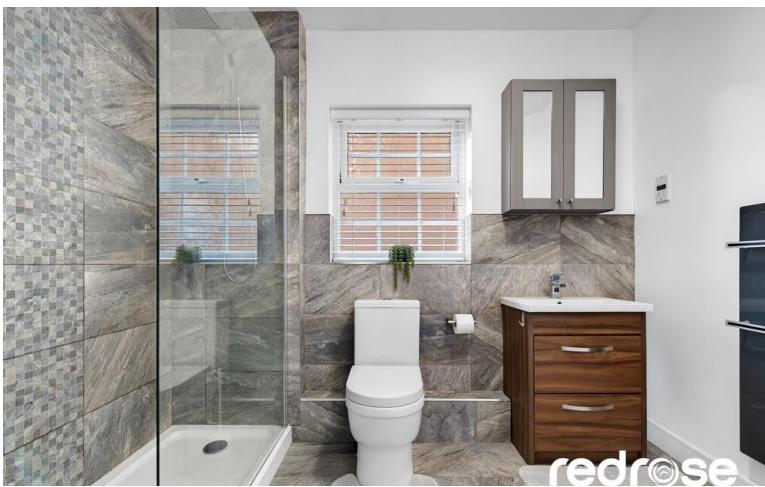


#### LOUNGE/ DINING ROOM/ KITCHEN

28' 7" x 13' 5" (8.73m x 4.11m) The kitchen has been refitted with a modern range of base and wall units with complementing wood effect work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor. Built in microwave, washing machine and fridge freezer. Laminate flooring. Double glazed windows to front and rear.

#### PARKING

One allocated parking space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C      80 C