



4 Cordwainers Court

Buckshaw Village, Chorley, PR7 7AT

A delightful one bedroom apartment located on the first floor of the sought-after Cordwainers Court development in Buckshaw Village.

Guide Price £85,000

EPC Rating '81B'

This well-presented home features a welcoming entrance hallway leading into a bright, open-plan kitchen and living area. The modern kitchen boasts stylish wooden units with integrated appliances and space for freestanding white goods, while the spacious lounge benefits from a Juliet balcony — ideal for enjoying the warmer months.





Property Description

HALLWAY

Door into the entrance hallway. Laminate flooring. Electric night storage heater. Doors off to bedroom, bathroom and open plan lounge/ kitchen.

BEDROOM

Double glazed window. Laminate flooring. Night storage heater.

FAMILY BATHROOM

Fitted with a suite comprising of panel bath with shower over. hand wash basin and WC.

OPEN PLAN LIVING ROOM/ KITCHEN

An open plan living room and kitchen that is fitted with a range of base and wall units with roll top work surfaces over incorporating sink unit. Built in oven, hob and extractor. Space for washing machine and fridge freezer. Juliette balcony. Laminate flooring. Night storage heater.

From the hallway you'll also find a generously sized double bedroom and a contemporary family bathroom complete with a white three-piece suite and shower over bath.

Outside, the property includes an allocated parking space with additional visitor parking available. Conveniently positioned for village shops, local amenities and transport links, this apartment offers both comfort and convenience.

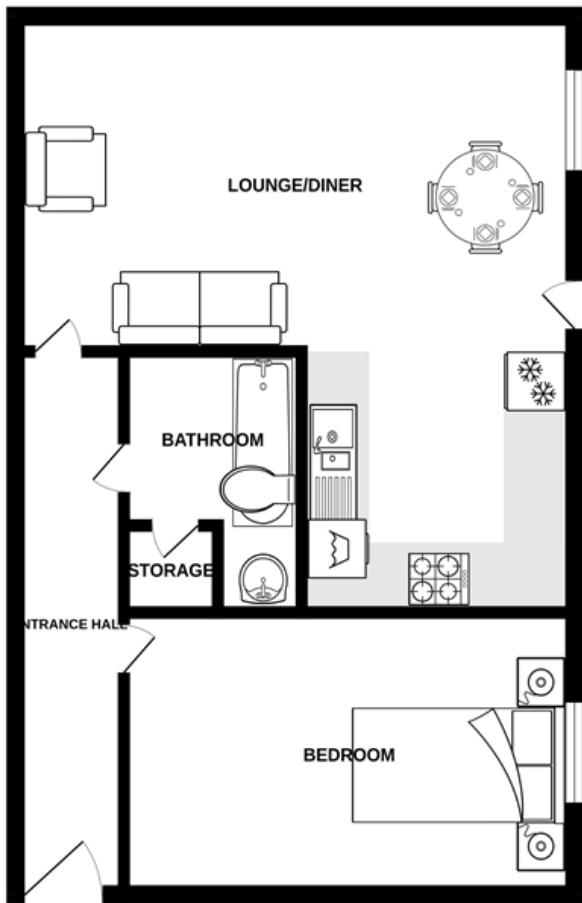
PARKING

There is one allocated parking space.

LEASE

There are 100 years remaining on the lease. Ground rent £1200.00 per annum. Service charge £155.00 per annum.

GROUND FLOOR



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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