



Ayrshire Close, Buckshaw Village

Offers Over £94,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom duplex apartment, ideally suited to couples and first-time buyers seeking modern, convenient living in the heart of Buckshaw Village. This popular and vibrant location offers an impressive range of amenities, including shops, a supermarket, cafés, pubs and local schools, all within easy reach. Excellent travel links enhance the appeal, with Buckshaw Parkway station providing direct routes to Preston and Manchester, while the nearby M6, M61 and M65 ensure effortless commuting across the region. The property is also perfectly placed for access to Chorley and Leyland, offering even more retail, leisure and dining options.

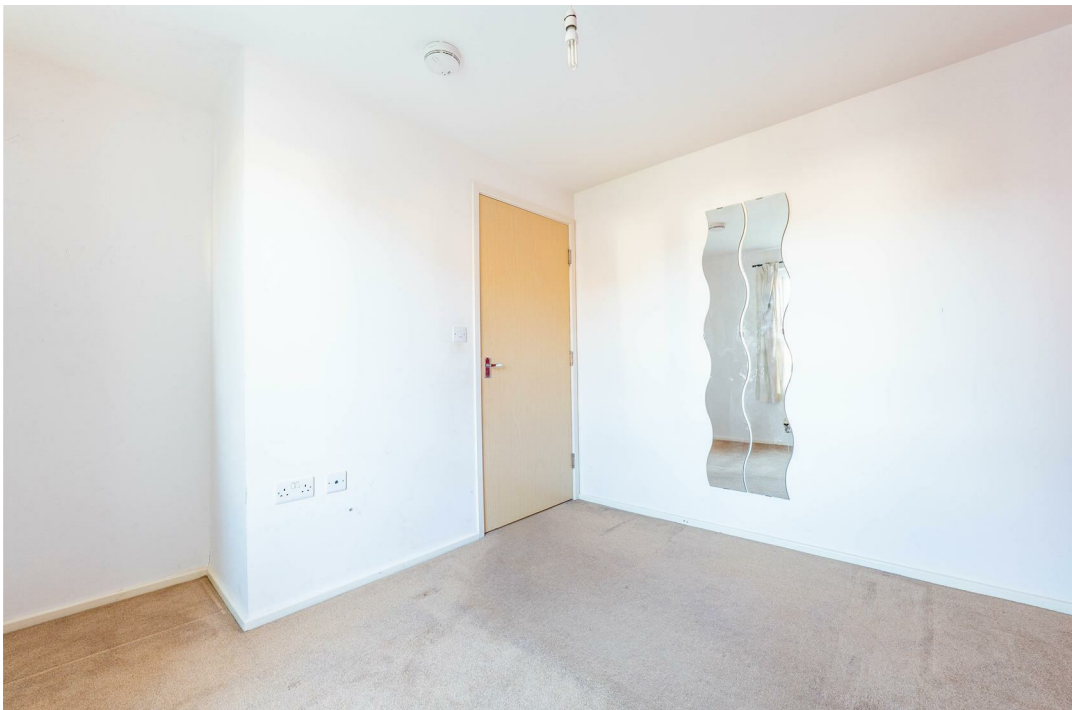
Entering the home on the first floor, you are welcomed by a bright entrance hall that gives access to the main sleeping accommodation. The spacious master bedroom comfortably fits a double bed and furnishings, while the second bedroom is also a generous double, ideal for guests, children or use as a study. Completing this floor is the contemporary three-piece family shower room, finished to a modern standard.

Ascending to the second floor, you are greeted by a superb open-plan lounge, kitchen and dining room. This impressive space features French doors with a Juliet balcony, filling the room with natural light and providing an airy, uplifting atmosphere. The modern fitted kitchen offers ample worktop and storage space, creating an excellent area for cooking and entertaining.

Externally, the apartment benefits from a dedicated parking space for one car, along with access to well-maintained communal gardens, adding greenery and a pleasant outdoor environment.

In summary, this stylish duplex apartment provides contemporary living across two well-designed floors, perfectly positioned for modern commuting and village amenities—a fantastic opportunity in a sought-after area.

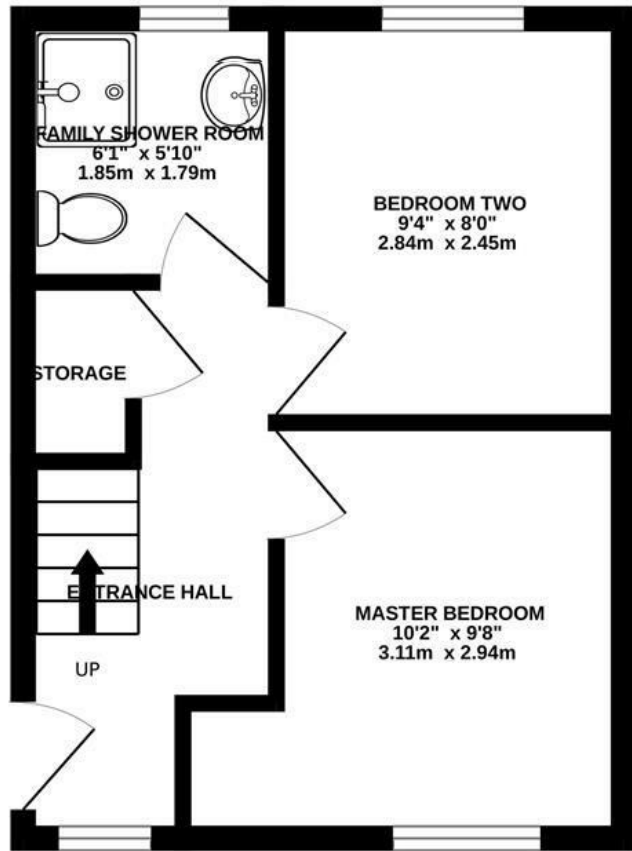




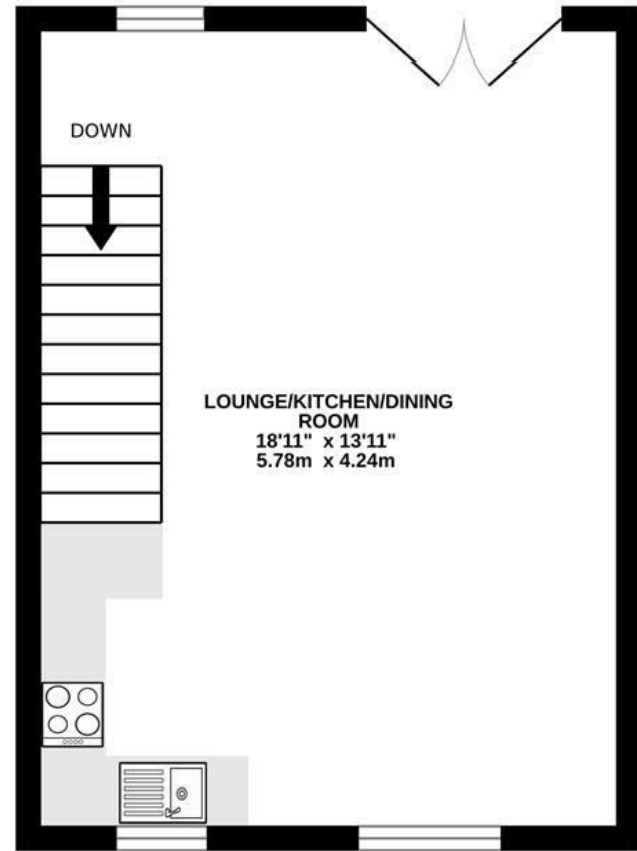


BEN ROSE

FIRST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



SECOND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

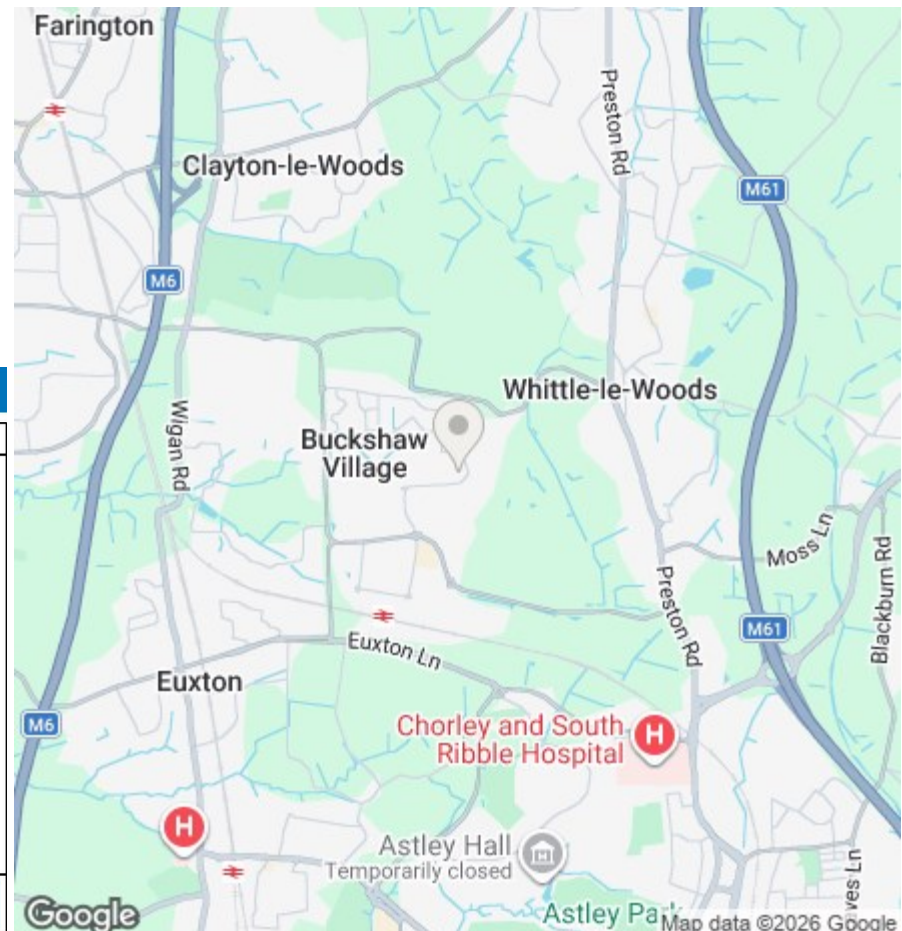


TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	