



**redrose**

**13 Fusilliers Close**

Buckshaw Village, Chorley, PR7 7BT

Step into this stylish ground floor apartment, ideally situated in the heart of Buckshaw Village. The welcoming entrance hallway, complete with useful storage, leads through to a bright and spacious open-plan living area, designed to offer both comfort and versatility perfect for relaxing or entertaining. The property boasts a well-proportioned double bedroom and a sleek, modern bathroom creating a contemporary and comfortable living environment throughout. Further benefits include allocated parking and a low-maintenance layout, making this an ideal home for investment landlords, first-time buyers, professionals, or those seeking convenient modern living within a vibrant and well-connected community. Early viewing is highly recommended to fully

**Guide Price £90,000**

EPC Rating 'TBC'





## Property Description

This fantastic property comprises of an entrance hallway with storage cupboard, leading through to an open plan design kitchen / living space. The kitchen boasts modern fitted units and integrated appliances whilst the lounge is bright and airy. Double sized bedroom and a modern bathroom with a white three piece suite and shower over bath. Allotment parking and close to all local amenities. CALL REDROSE TODAY TO VIEW! 01772456558!!!



### HALLWAY

A welcoming and well-presented hallway, providing access to all principal rooms. The space benefits from a clean, modern finish, with useful storage cupboards and well-positioned lighting, creating a bright and practical entrance to the apartment.



#### BEDROOM

12' 3" x 9' 6" (3.73m x 2.9m) A spacious double bedroom, offering ample room for furnishings and enhanced by natural light, creating a comfortable and relaxing retreat. Double glazed window and electric heater

#### BATHROOM

A well-presented three-piece bathroom suite in white, comprising a Low level W/C, wash hand basin, and a panel bath with high level shower over complete with a glazed screen. The room is finished to a modern standard, creating a clean and practical space. Double glazed frosted window to the side aspect.



#### LOUNGE/DINER OPEN PLAN

22' 9" x 11' 5" (6.93m x 3.48m) A spacious and well-proportioned open-plan lounge, dining, and kitchen area, designed to create a bright and sociable living space. The lounge benefits from a double-glazed bay window and further double glazed window allowing an abundance of natural light to fill the room, while the dining area offers ample space for entertaining. Electric heaters.

#### KITCHEN

The kitchen area is fitted with range of wall and base units with complementary work surfaces over. A stainless steel sink and drainer with mixer tap, along with an integral electric oven and hob, complemented by an extractor hood and curtesy light. The space is designed to be both practical and functional, ideal for everyday cooking and meal preparation. Space for washer and double glazed window.

#### EXTERNALLY

The property benefits from well-maintained communal grounds, providing pleasant outdoor surroundings, along with an allocated parking space for convenience.

#### LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll find Tesco, Aldi, an Italian restaurant, coffee shops, barbers, and a variety of takeaways. For dining out, the War Horse Pub and the Harvester are popular with young families. The village also offers a community centre hosting a range of activities, a primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a brand-new nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities



and convenient transport links, Buckshaw Village has everything you could need for modern family life.

#### MORTGAGES

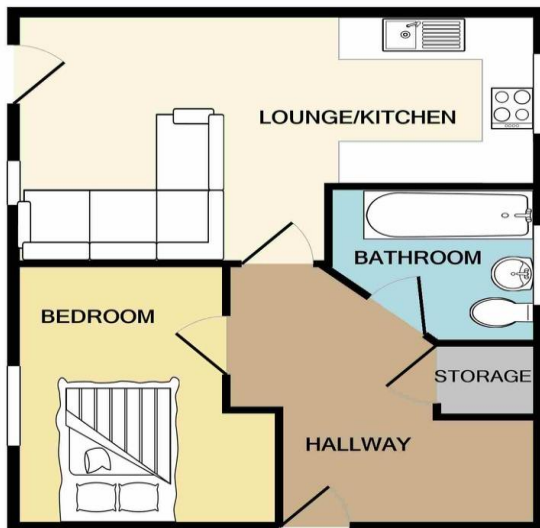
If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

#### TENURE

Leasehold

Service charge- £100 PA - E & J Estates

Ground Rent - £145 PM -RMG



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TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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