



redrose

53 Anderton Crescent

Buckshaw Village, Chorley, PR7 7BA

A beautifully presented two-bedroom apartment in the sought-after Buckshaw Village, ideal for first-time buyers, professionals or those looking for a low-maintenance home.

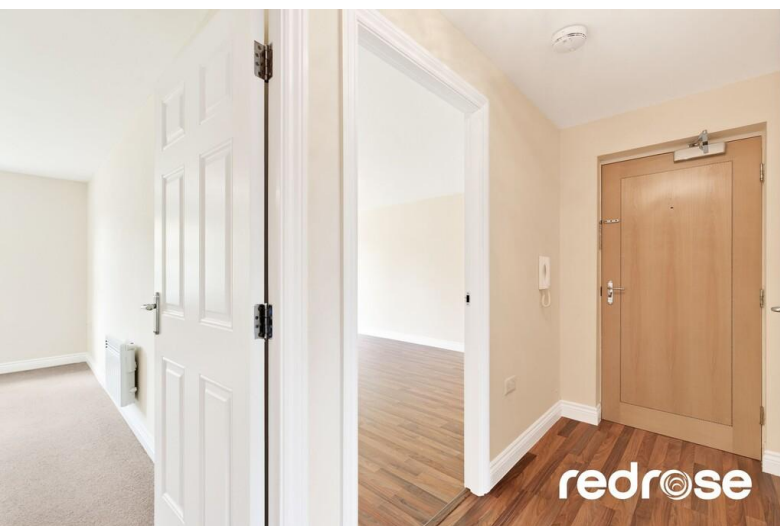
The bright and spacious living room features double patio doors opening onto well-maintained communal gardens, creating a lovely sense of space. A separate modern kitchen with integrated appliances provides a practical and stylish space.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a private en-suite shower room, complemented by a modern main bathroom. A superb move-in-ready apartment in a popular location with excellent amenities and transport

[links](#)

Offers Over £125,000

EPC Rating '71C'





Property Description

HALLWAY

The welcoming entrance hallway features durable wood effect flooring, providing a clean and practical entry point. Doors lead to all main rooms, with a neutral colour palette creating a bright and airy feel.

LOUNGE/DINER

16' 1" x 11' 10" (4.9m x 3.61m) A spacious and inviting reception room with attractive wood effect flooring and neutral decor. Double patio doors flood the room with natural light and offer direct access to the communal gardens, creating a wonderful indoor outdoor connection.

KITCHEN

14' 2" x 7' 1" (4.32m x 2.16m) The modern kitchen is fitted with a range of wooden wall and base units, complemented by dark contrasting worktops and a stylish tiled splashback. Integrated appliances include an oven, hob, extractor hood, and fridge freezer. A window overlooks the front aspect, and the floor is finished with practical tiling.





MASTER BEDROOM

12' 4" x 10' 6" (3.76m x 3.2m) A comfortable double bedroom, carpeted for warmth and comfort, featuring neutral walls and a large window. This room also benefits from a private ensuite shower room, adding convenience and privacy.

ENSUITE

The ensuite is fitted with a contemporary three piece suite comprising a walk in shower enclosure, a pedestal wash basin, and a low level WC. Tiled walls and a heated towel rail complete this functional space.



BEDROOM TWO

10' 9" x 10' 3" (3.28m x 3.12m) Another well proportioned double bedroom, offering ample space for furnishings. It is carpeted and neutrally decorated, with a window providing natural light and an outlook over the surroundings.

BATHROOM

The main bathroom features a modern three piece suite including a panelled bath with a shower over, a pedestal wash basin, and a low level WC. Partially tiled walls and a chrome heated towel rail enhance the contemporary feel.



EXTERNALLY

The property benefits from access to attractive, well maintained communal lawned gardens, offering a pleasant outdoor space for residents to enjoy. Allocated parking.

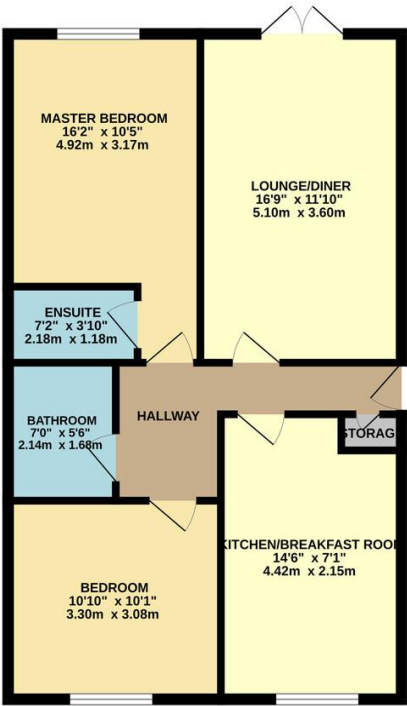
LOCATION

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.





GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



53 ANDERTON CRESCENT

TOTAL FLOOR AREA: 682 sq.ft. (63.4 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 misstatement. 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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