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83 Cornwall Avenue

Buckshaw Village, Lancashire, PR7 7BG

Stylish two-bedroom modern apartment in a desirable location. The property offers a contemporary kitchen with sleek units, integrated appliances, and space for dining, alongside a bright open-plan lounge with large windows and a TV point. Finished to a high standard throughout, the apartment features quality tiled flooring and modern fixtures. The master bedroom includes fitted wardrobes, while the second bedroom provides a versatile space ideal for a guest room or home office. The modern bathroom comprises a three-piece suite with shower over bath and heated towel rail. Further benefits include an allocated parking space, visitor parking, and a convenient location close to local amenities, transport links, and a nearby park.

Offers Over £120,000

EPC Rating 'TBC'





Property Description

HALLWAY

A lovely bright and spacious hallway, providing a welcoming entrance to the home with high gloss tiled flooring. The space benefits from access to useful storage cupboards and the water tank, with doors leading to the adjoining rooms. Further features include a wall-mounted electric heater and ceiling light points, enhancing both comfort and practicality.

OPEN PLAN LOUNGE TO KITCHEN

12' 3" x 10' 7" (3.73m x 3.23m) The property has been thoughtfully upgraded with modern finishes throughout, combining contemporary style with practical living. The kitchen and bathroom have been enhanced with sleek fixtures and fittings, while the interiors benefit from refreshed flooring, lighting, and décor, creating a bright and inviting home ready to move into.



KITCHEN AREA

10' 7" x 8' 5" (3.23m x 2.57m) A beautifully modern upgraded kitchen, fitted with contemporary units and worktops, integrated appliances, and ample storage. The space is designed for both style and practicality, providing an ideal area for cooking and dining, while maintaining a bright and welcoming atmosphere. High gloss tiled flooring sink, drainer and mixer tap. Integrated electric oven and hob. Space for white goods.

MASTER BEDROOM

12' 5" x 9' 0" (3.78m x 2.74m) A lovely, bright double bedroom featuring a double-glazed patio door opening onto a Juliet balcony, flooding the room with natural light. The space is complemented by fitted wardrobes, a wall-mounted electric heater, TV point, and ceiling light, with a door leading conveniently to the hallway.



BEDROOM TWO

9' 10" x 6' 7" (3m x 2.01m) A bright room with a double-glazed window to the front, allowing natural light to fill the space. The room is equipped with a modern wall-mounted electric heater and ceiling light, with a door leading conveniently to the hallway.

BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m) Another bright and beautifully presented bathroom, featuring a contemporary three-piece white suite comprising a W/C, bath with shower over, and a wall-mounted wash hand basin with mirror above. The shower area is fully tiled, complemented by downlights, a heated towel rail, and mosaic-effect vinyl flooring. A door provides convenient access to the hallway.



EXTERNALLY

The property benefits from allocated parking to the rear, along with ample visitor parking available at the front, offering convenience for both residents and guests. Communal grounds and gardens that are maintained by the management company.

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

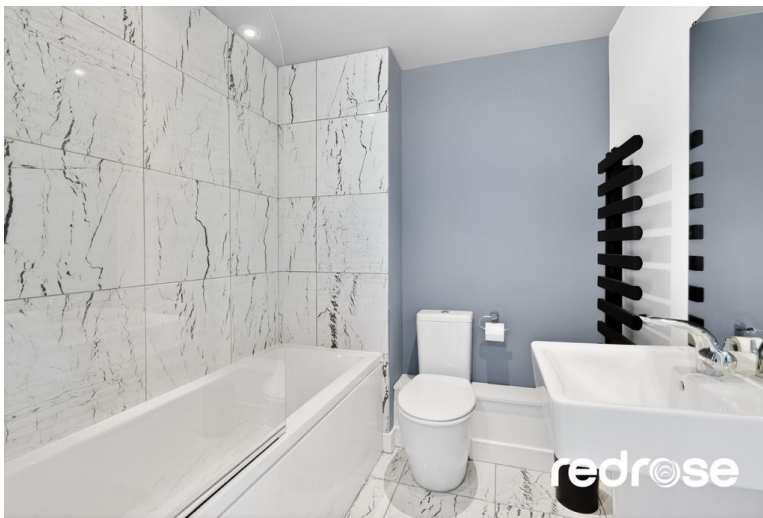




primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a brand-new nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities and convenient transport links, Buckshaw Village has everything you could need 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.



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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 are 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