



redrose

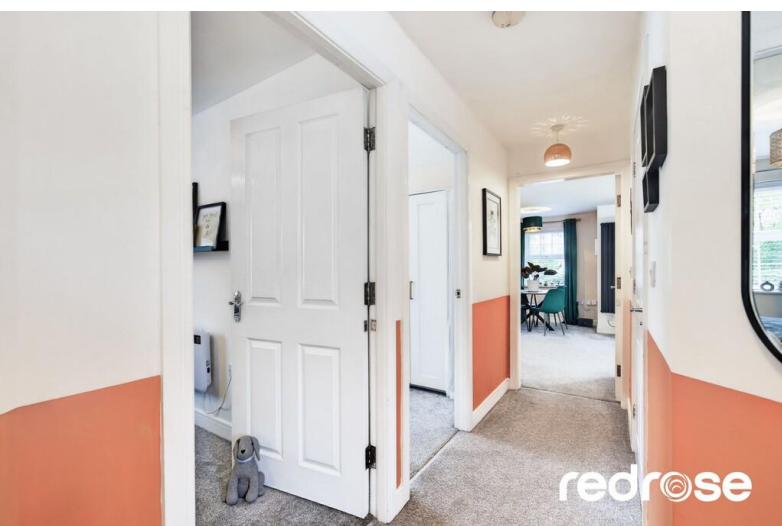
12 Oxford Mews

Buckshaw Village, Chorley, PR7 7AJ

Stylish Apartment | Open Plan Living | Modern Kitchen | Fitted Wardrobes | Popular Buckshaw Village. A beautifully presented apartment offering stylish, contemporary living in the heart of popular Buckshaw Village. The impressive open-plan living, dining and kitchen space is bright and airy, featuring sleek white gloss units, timber-effect worktops and integrated appliances. The well-proportioned bedrooms offer excellent storage, with fitted wardrobes and a feature panelled wall to the principal bedroom. A stylish modern bathroom completes this superb home. Ready to move into and ideal for first-time buyers, couples or investors.

Guide Price £130,000

EPC Rating '74C'





Property Description

HALLWAY

A welcoming entrance with modern two tone decor and durable carpeting, providing access to all principal rooms within the apartment. The hallway features space for coats and shoes, setting a practical tone.

MASTER BEDROOM

10' 10" x 8' 6" (3.3m x 2.59m) A generously sized double bedroom featuring a distinctive panelled accent wall and plush carpeting. This room benefits from a large window providing ample natural light and includes convenient fitted wardrobes for organised storage.

BEDROOM TWO

10' 10" x 6' 3" (3.3m x 1.91m) A versatile room, currently configured as a single bedroom and home office. It is well presented with light decor and carpeted flooring, making it suitable for guests or a dedicated workspace.



LOUNGE OPEN PLAN THROUGH TO FITTED KITCHEN 24' 11" x 14' 9" (7.59m x 4.5m)

This expansive, bright room combines living, dining, and kitchen functions into one harmonious space. The living area is carpeted, offering ample room for comfortable seating, while the dining area provides a dedicated spot for meals. The kitchen section boasts white gloss cabinetry, timber effect worktops, integrated appliances including an oven, hob, and extractor, with space for a washing machine, all set against a stylish herringbone effect floor.



BATHROOM

8' 6" x 6' 7" (2.59m x 2.01m) A contemporary bathroom fitted with a modern three piece white suite including a bath with a shower over and tiled walls, a low level WC, and a vanity wash hand basin. The room has a stylish marble effect on the walls and decorative patterned vinyl, complete with a heated towel rail.

EXTERNALLY

The apartment block is set within well maintained communal grounds, featuring attractive landscaping and mature planting. There is an allocated parking space with visitors spaces located nearby adding to the convenience of this desirable location.



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.



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.



TENURE

Leasehold - Freehold Managers PLC

Managing Agents -RMG

Service Charge- £1658 pa

Ground Rent- £154 pa

Termination date of lease- 01/01/2129



Total area: approx. 55.1 sq. metres (593.6 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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 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