



redrose

190 Guernsey Avenue

Buckshaw Village, Chorley, PR7 7EN

This meticulously maintained one-bedroom apartment is beautifully presented, meticulously cared for and enhanced by the current owners, making it an ideal choice for first-time buyers. Impeccably maintained with newly fitted carpets throughout, the kitchen features new appliances such as an induction hob, Bosch oven and fridge/freezer. The property has also had the benefit from new upgraded, wall mounted heaters...

Asking price £99,950

EPC Rating '45'





Property Description

HALLWAY

Storage cupboard, newly fitted wall mounted electric heater, double glazed window to rear aspect doors leading to Lounge, Bedroom and Bathroom.

LOUNGE

9' 10" x 11' 5" (3m x 3.48m) Open plan from Kitchen. newly fitted wall mounted electric heater, Feature, marble, remote control fireplace, double glazed Juliet balcony to front aspect with attractive outlook.

KITCHEN

6' 2" x 9' 10" (1.88m x 3m) Modern kitchen with fitted wall and base units in white gloss with contrasting worktops. space for washing machine, newly fitted fridge freezer, Bosch oven and induction hob. 1 1/2 bowl enamel sink and plenty of cupboard space.



BATHROOM

8' 9" x 4' 11" (2.67m x 1.5m) Three piece suite comprising of wash hand basin, WC, bath and shower, half tiled walls and door to hallway.

BEDROOM

10' 5" x 10' 9" (3.18m x 3.28m) Double room with newly fitted wall mounted electric heater double glazed window to rear aspect, there is also beautiful fitted wardrobes.

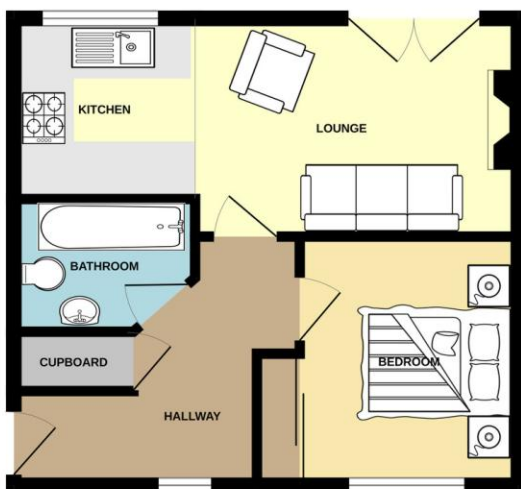
BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, restaurants, coffee shops, barbers and various takeaways. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a nursery, children's swimming pool, hair salon and cafe





GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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