



**redrose**

**45 Fusiliers Close**

Buckshaw Village, Chorley, PR7 7BT

Lovely ONE BEDROOM apartment in a lovely block on the edge of the village with landscaped gardens surrounding. This lovely apartment could be sold with sitting tenant if desired paying £495pcm. Great size bedroom and large open plan lounge/kitchen with bay window. This is a lovely bright apartment a...

**Asking Price Of £80,000**

**EPC Rating '77'**







## Property Description

### HALLWAY

Storage cupboard, wall mounted electric heater, double glazed window to side doors leading to Lounge, Bedroom and Bathroom.

### LOUNGE

9' 10" x 11' 5" Open plan from Kitchen. wall mounted electric heater, double glazed bay window to front and double glazed window to side.

### KITCHEN

6' 2" x 9' 10" Modern kitchen with fitted wall and base units in light beech with contrasting worktops. Integrated washing machine, fridge freezer and oven, four ring hob and plenty of cupboard space.

### BATHROOM

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



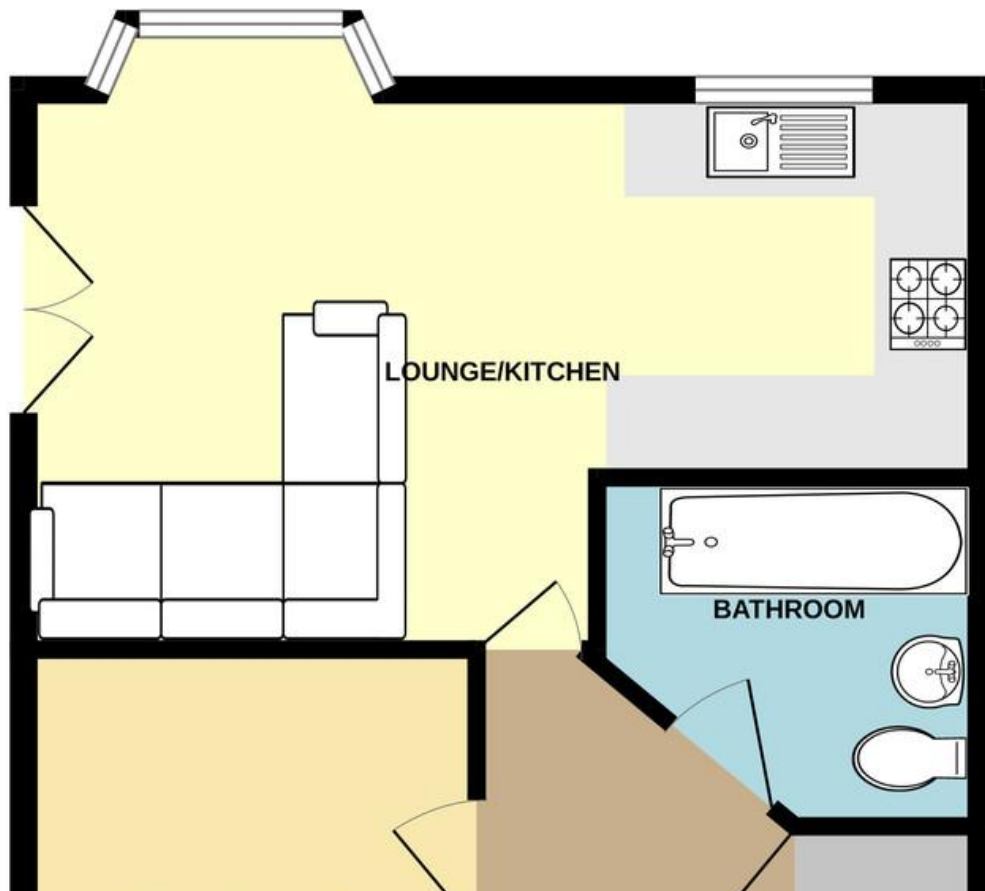
**BEDROOM**

10' 5" x 10' 9" Double room with wall mounted electric heater double glazed window to front





GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	↔	↔
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Redrose  
15 Barnes Wallis Way  
Buckshaw Village  
Chorley  
Lancs

www.redrosepm.co.uk  
sales@redrose.co.uk  
01772 456558

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