



redrose

47 Fusiliers Close

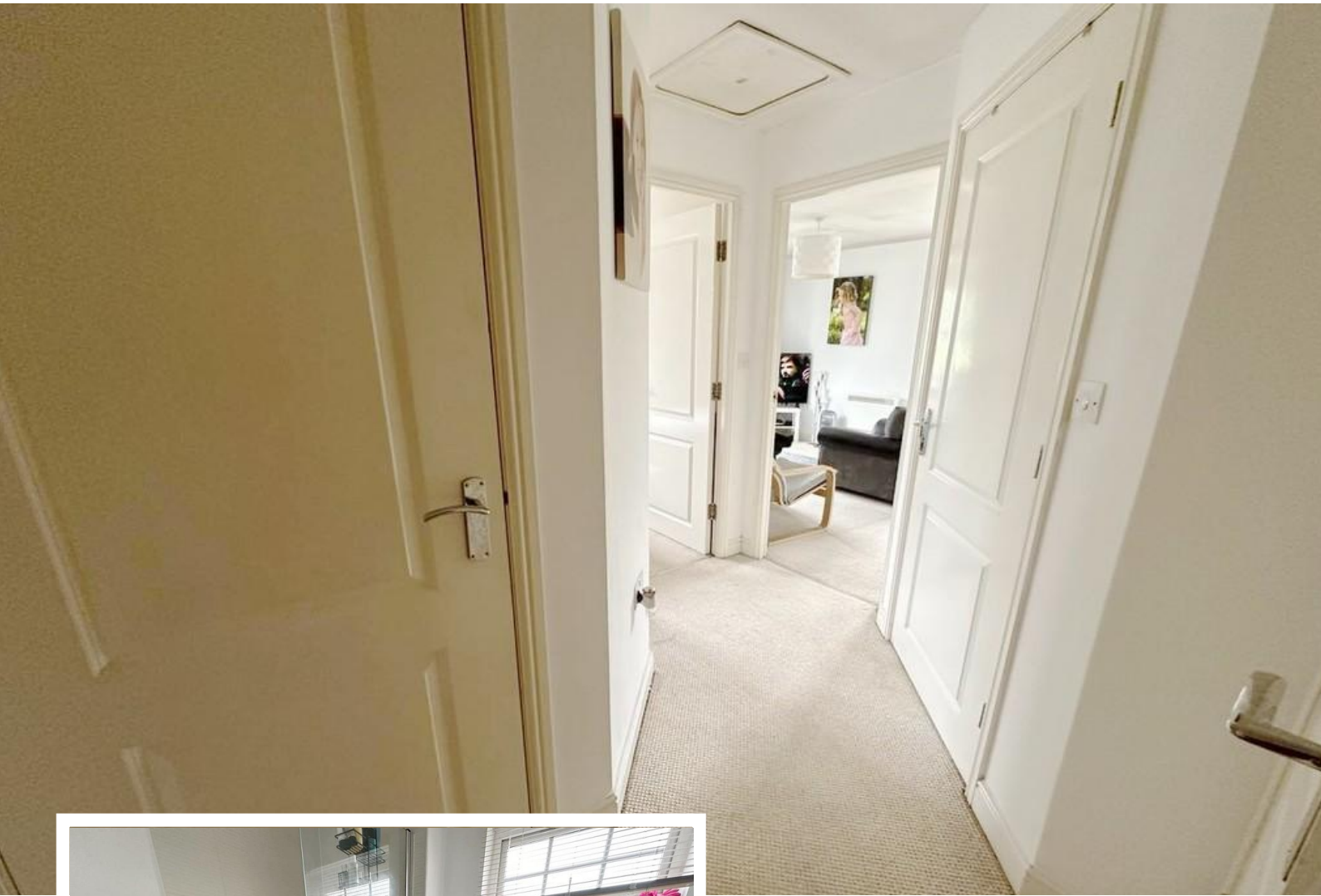
Buckshaw Village, Chorley, PR7 7BT

Lovely one bedroom apartment with bright open plan living overlooking communal gardens. This lovely apartment is a perfect first step onto the property ladder or an ideal investment with a rental potential of £595pcm. Offered for sale with NO CHAIN.

Asking Price Of £85,000

EPC Rating 'TBC'





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 with Juliet balcony

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**

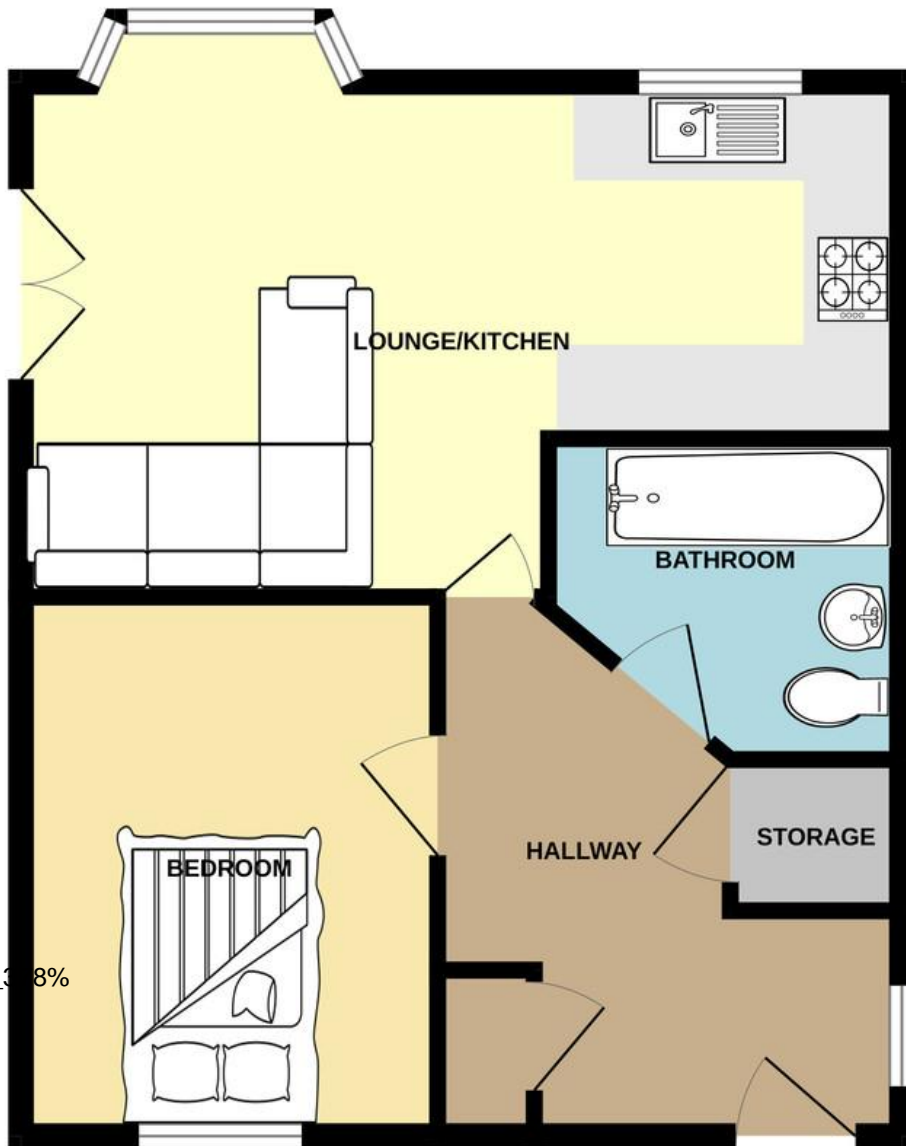
10' 5" x 10' 9" Double room with wall mounted electric heater double glazed window to front

Service charge £1050pa (includes sinking fund at £155)

Ground rent £100pa



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



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TOTAL FLOOR AREA : 499 sq.ft. (46.4 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 mis-statement. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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