



redrose

23 Buchanan Court

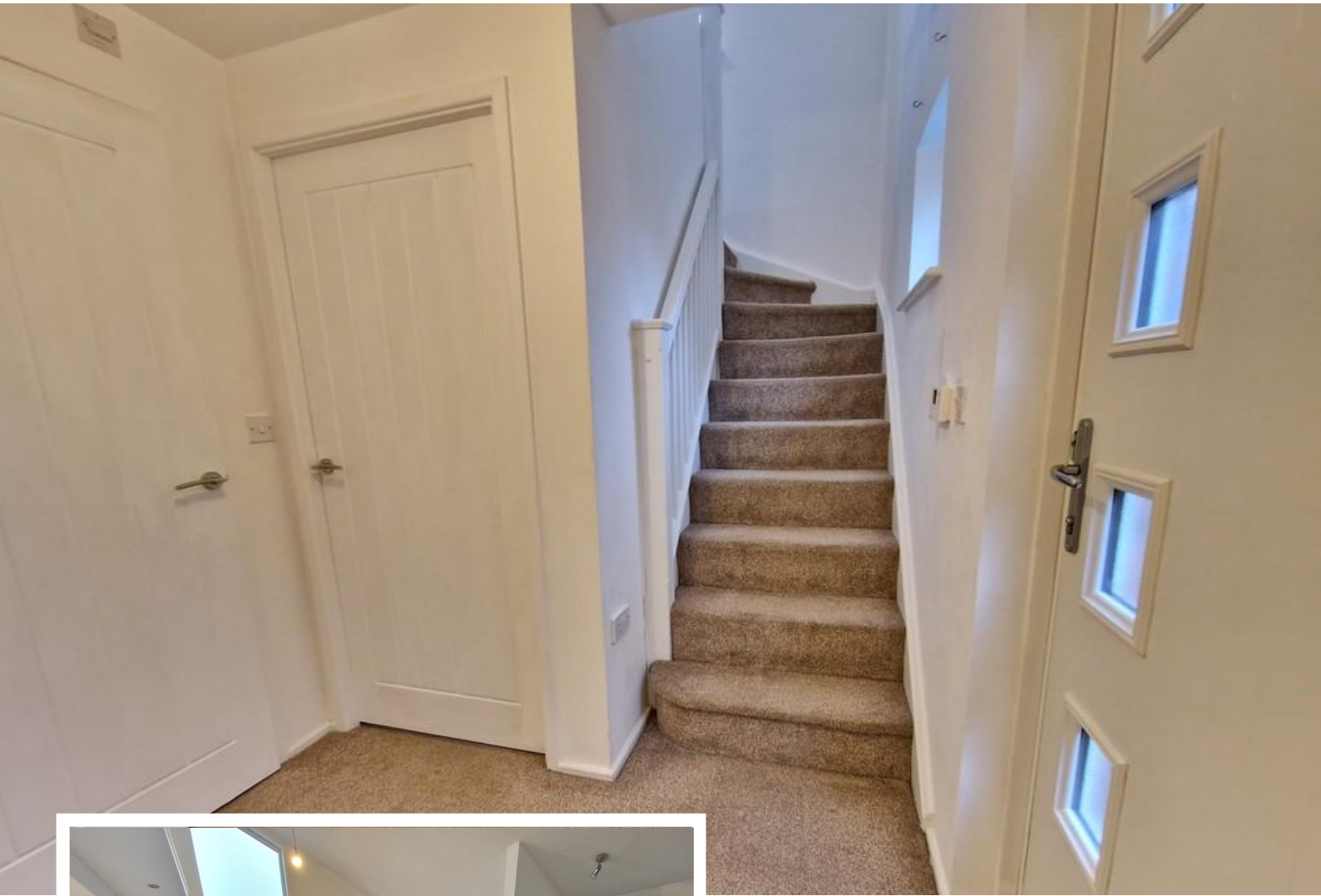
Buckshaw Village, Chorley, PR7 7AZ

A perfect first time buy or bolthole! This fabulous one bedroom mews home is the ideal first step onto the property ladder. With double bedroom and shower room on the ground floor and amazing open plan living/kitchen space with vaulted ceiling giving a real sense of space on the first floor. Refreshed and redecorated throughout. Offered for sale with no onward chain.

Asking Price Of £73,995

EPC Rating '74'





Property Description

HALLWAY

Front door leading to entrance hallway with doors to bedroom and shower room. Ceiling light point, radiator and stairs to first floor.

BEDROOM

8' 0" x 10' 8" (2.44m x 3.27m) Good size double with double glazed window to front, ceiling light point, radiator and door to hallway.

SHOWER ROOM

Enclosed single shower cubicle, utility cupboard with plumbing for washing machine, low level WC and wash hand basin. Vinyl flooring, ceiling light point and radiator.

FIRST FLOOR





OPEN PLAN LIVING/KITCHEN

14' 11" x 14' 2" (4.55m x 4.32m) Great size living space with vaulted ceilings, double glazed patio doors with Juliet balcony and 2 further double-glazed windows to front and side. The kitchen area has a range of wall and base units, single oven and electric hob. Ceiling light point and radiator.

Ground rent £120 PA

Service charge £3612pa (includes gas, electric, water and other incidentals. please ask the agent)

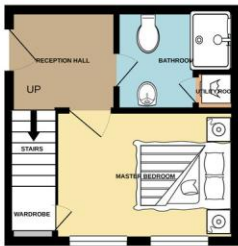
Lease term 125 years





GROUND FLOOR
207 sq. ft. (19.3 sq.m.) approx.

1ST FLOOR
207 sq. ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq. ft. (38.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floor, wall, ceiling, and any other parts are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their availability or otherwise can be given.
 Made with AutoCAD 2002

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