



redrose

41 Knight Avenue

Buckshaw Village, Chorley, PR7 7HW

This beautifully presented, immaculate first-floor 2-bedroom apartment is the perfect blend of luxury and practicality, ideal for first-time buyers or as an investment property. Featuring two spacious bedrooms, a stylish four-piece bathroom suite with a separate shower cubicle, ample storage, and a utility cupboard. The open-plan living space is designed with high-spec fixtures and fittings. The apartment enjoys a private, sunny outlook, located in the most sought-after apartment block in the village. Just a short walk to local amenities, including Buckshaw Parkway train station with direct links to Manchester in just 30 minutes. Plus, it benefits from allocated and visitor parking.

Asking Price Of

£139,995

EPC Rating '84'





redrose

Property Description

OUTSIDE

Set in a lovely block overlooking a large grass area with allocated parking and visitor parking. The apartment also have the benefit of a shared and secure bicycle storage shed.

COMMUNAL ENTRANCE

Well maintained communal entrance with secure entry. The property is located on the first floor.

HALLWAY

Wooden door leading to hallway with panelled and chrome handled doors leading to all rooms, storage cupboard and utility cupboard with space and plumbing for washing machine and tumble dryer.

LOUNGE/KITCHEN

13' 1" x 20' 11" (4.0m x 6.4m) Large open plan lounge/kitchen with full length double glazed patio doors to front. The room is open plan to kitchen with a range of high quality wall and base units in white. Integrated



dishwasher, integrated oven and microwave, stainless steel sink and 4 ring hob. Vinyl flooring in kitchen area and downlights.

BEDROOM ONE

10' 9" x 8' 10" (3.3m x 2.7m) Good size double bedroom with double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

9' 6" x 8' 6" (2.9m x 2.6m) Double bedroom with double glazed window to front, panelled door to airing cupboard, ceiling light point and radiator.



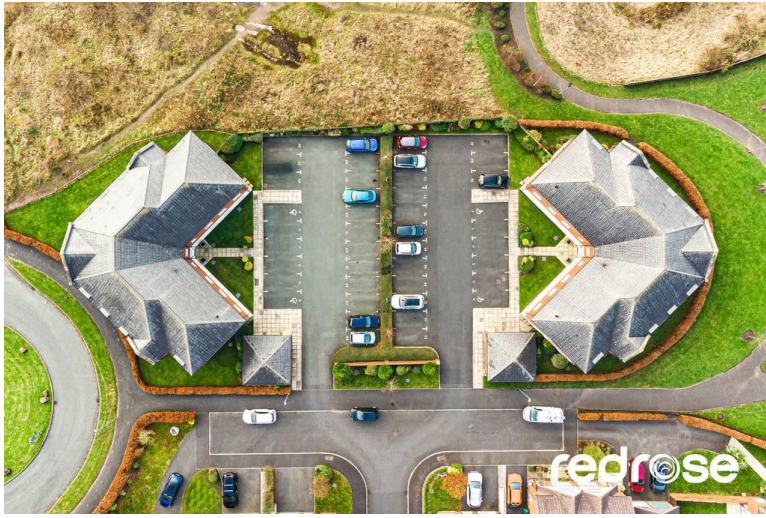
BATHROOM

5' 10" x 9' 6" (1.8m x 2.9m) Great size family bathroom with fully tiled shower cubicle with glass screen and mains shower, bath with fully tiled surround, WC, wash hand basin, downlights, heated towel rail and vinyl flooring.

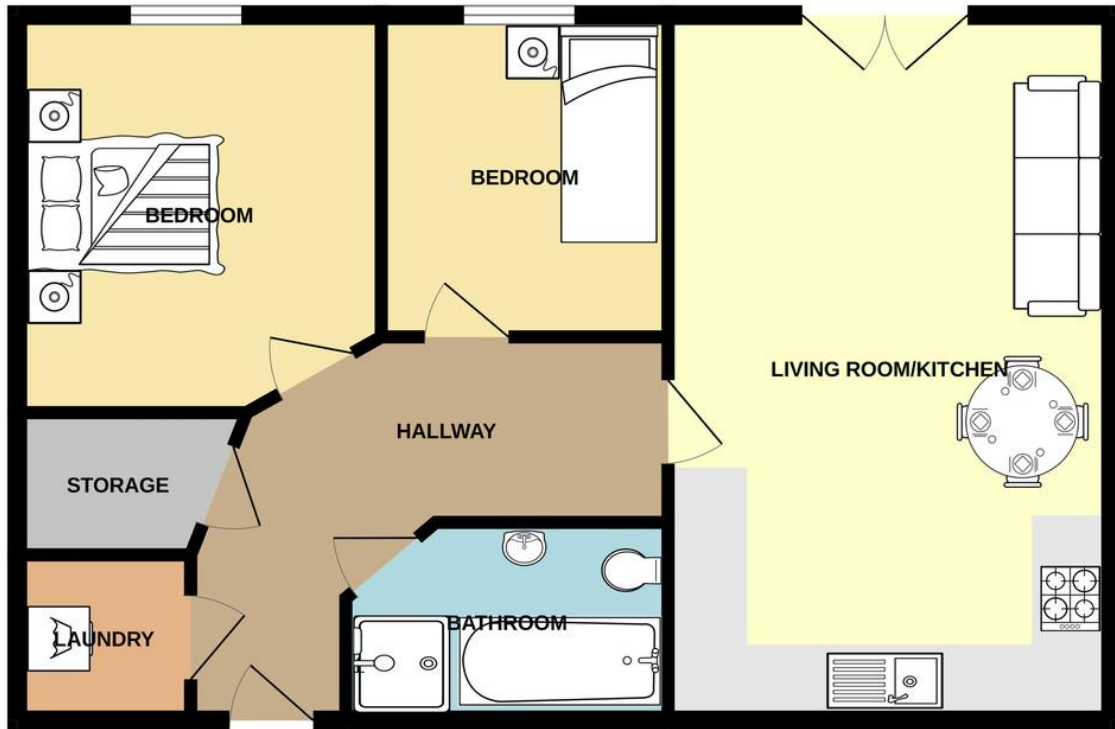
UTILITY CUPBOARD

With plumbing and space for washing machine and tumble dryer. ceiling light point and panelled door to hallway.





GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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