



Perthshire Grove, Buckshaw Village, Chorley, PR7 7AE

£150,000 Leasehold

2 bedroom apartment for sale

Description

A beautifully presented two bedroom ground floor apartment, ideally situated in the highly sought after Buckshaw Village. The property enjoys a prime location close to a wide range of local amenities and benefits from excellent transport links via the A6, M6 and M61 - perfect for commuters.

Upon entering, you are welcomed into a spacious entrance hallway, complete with a useful storage cupboard and access to all main areas of the apartment. To the left, the family bathroom is fitted with a WC, wash basin, and a bath with shower over.

Continuing through, the kitchen is accessed via an open archway, creating a light and airy feel. It is well equipped with a range of wall and base units, integrated appliances including an electric hob, oven, and dishwasher, as well as provisions for additional freestanding appliances. A front facing window allows for plenty of natural light.

The generous lounge/diner is a standout feature of the home, offering a comfortable and versatile living space. It is enhanced by a feature electric fireplace and benefits from dual aspect views, with a window to the front and patio doors opening out onto the rear garden.

Bedroom two is a well proportioned room, ideal as a guest bedroom, home office, or spacious single, with a pleasant rear



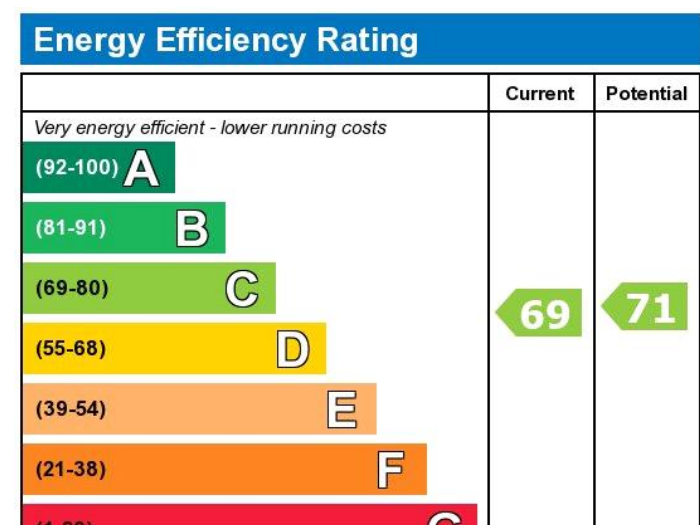
aspect. The main bedroom is generously sized and features built in wardrobes, providing ample storage. A rear facing window fills the room with an abundance of natural light.

Externally, the property boasts a driveway and garage, offering off road parking for multiple vehicles. To the rear, there is a beautifully landscaped garden with a flagged patio area and lawn, creating the perfect space for relaxing or entertaining.

Council Tax Band: B (Chorley Borough Council)
Tenure: Leasehold (132 years)
Ground Rent: £170 per year
Service Charge: £80 per month

Tenure
Leasehold





Viewing by appointment only
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