



NATIONWIDE
ESTATE AGENTS

Guernsey Avenue, Buckshaw Village, PR7 7AE

Chain Free

£120,000 Leasehold

Description

Situated in the ever popular Buckshaw Village, this stunning and exceptionally spacious first floor apartment enjoys an attractive open aspect to the front and offers beautifully presented, part furnished accommodation, making it an ideal purchase for first time buyers, professionals or investors alike.

The welcoming entrance hallway provides access to all rooms and benefits from three generous storage cupboards, offering excellent practicality. At the heart of the home is the bright and spacious living room, which flows seamlessly through an elegant archway into the dining area. Complete with a Juliette balcony this versatile space is perfect for both relaxing and entertaining.

The modern kitchen is well appointed with a range of fitted units and integrated appliances, including an oven, hob, extractor hood, fridge, freezer, washer dryer and dishwasher, providing everything needed for contemporary living.

The impressive master bedroom features fitted wardrobes, matching bedside cabinets and the added luxury of a private ensuite shower room. A second generously sized bedroom is also fully fitted with wardrobes, a dressing table and bedside cabinets, making it ideal as a guest room, home office or additional double bedroom. Completing the accommodation is the family bathroom, fitted with a three piece suite including a bath with overhead shower.



Further benefits include electric heating, double glazing, an allocated parking space and a secure entry system, adding comfort, convenience and peace of mind. Combining generous living space, quality fixtures and a sought after location, this superb apartment is ready to move straight into.

Offered with no onward chain.

Council Tax Band: C (Chorley Borough Council)

Tenure: Leasehold (131 years)

Ground Rent: £200 per year

Service Charge: £1,757 per year

Tenure

Leasehold

Ground Floor

Approx. 79.6 sq. metres (857.3 sq. feet)



Total area: approx. 79.6 sq. metres (857.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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