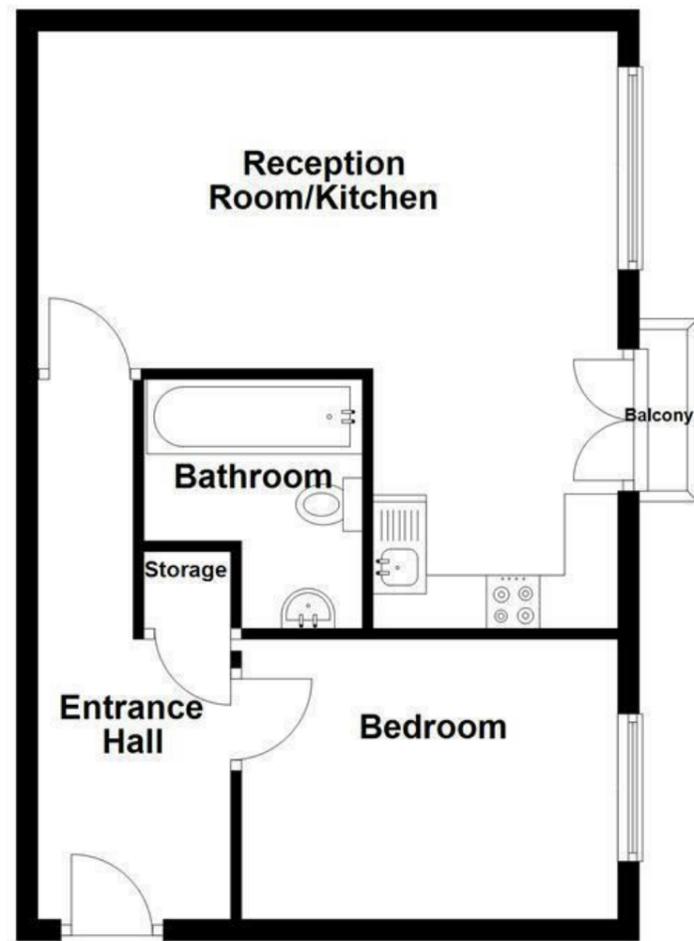


Ground Floor



Spinners Court, Chorley, PR7 7AU

£695

AN UNMISSABLE APARTMENT IN BUCKSHAW VILLAGE

Welcome to this charming flat located in the serene Spinners Court, Buckshaw Village, Chorley. This well-maintained property offers a perfect retreat for professionals seeking a peaceful living environment.

The flat features a comfortable reception room that provides a welcoming space for relaxation or entertaining guests. With one spacious bedroom, it is ideal for individuals or couples looking for a cosy home. The bathroom is well-appointed, ensuring convenience and comfort.

One of the standout features of this property is its tranquil location, allowing residents to enjoy a quiet lifestyle while still being well-connected. The flat boasts excellent links to motorway networks, making commuting to nearby towns and cities a breeze.

Whether you are a busy professional or simply someone who appreciates a calm atmosphere, this flat in Buckshaw Village is an excellent choice. Do not miss the opportunity to make this delightful property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Spinners Court, Chorley, PR7 7AU

£695



- Easy Access To Major Commuter Routes
- Council Tax Band A
- EPC Rating B
- Off Road Parking
- One Generously Sized Bedroom
- Fitted Kitchen
- Three Piece Bathroom Suite
- Sought After Area
- Communal Gardens

## Entrance Hall

16'8 x 6'11 (5.08m x 2.11m)

Hardwood entrance door, storage heater, two smoke alarms, doors to reception room/kitchen, bedroom, bathroom and storage.

## Reception Room/Kitchen

18'5 x 17'11 (5.61m x 5.46m)

UPVC double glazed window, storage heaters, plinth heater, range of panel wall and base units, wood effect work tops, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven and four ring hob, extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, Ethernet port, television point, part lino flooring and UPVC double glazed French doors to Juliette balcony.

## Bedroom

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed window, storage heater, power consumer unit and television point.

## Bathroom

7'9 x 5'8 (2.36m x 1.73m)

Towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with electric feed shower and rinse head, extractor fan, tiled elevation and tiled effect laminate flooring.

## Storage

Range water heater.

## External

Communal gardens and off road parking.



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