

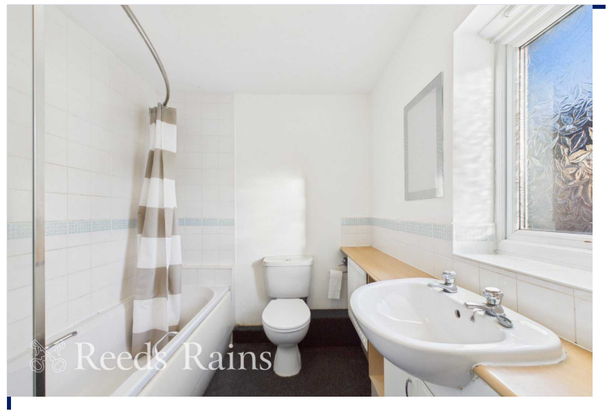














Anderton Crescent, Buckshaw Village, Chorley, Lancashire, PR7

Asking Price: £130,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: B
EPC Rating: C

NO ONWARD CHAIN Located in a small quiet cul-de-sac this property would be an ideal first time buy or lock up and leave opportunity. All of the accommodation is found on the first floor above the garages and there is a lounge, dining room and fitted kitchen. The bedroom is very large and there is also a three piece bathroom. The apartment is double glazed throughout and has gas central heating. There is an allocated parking space which is in front of the single garage area. The property provides excellent access to a range of amenities such as shops, bars and restaurants and transport links including bus stops, train station and the motorway network. Call now to arrange a viewing.

Ground Floor

Entrance
Accessed by a double glazed door. Radiator. Stairs leading up to the first floor accommodation.

First Floor

Landing
Rear facing double glazed window. Radiator. Airing cupboard. Doors leading off to the lounge, bedroom and bathroom.

Lounge
13'1" x 10'9" (4m x 3.28m)
Front facing double glazed window. Radiator. Laminate floor. TV point. Arch leading to the dining room.

Dining Room
9'5" x 8'4" (2.87m x 2.54m)
Front facing double glazed window. Radiator. Laminate floor. Access to the kitchen.

Kitchen
9'5" x 9' (2.87m x 2.74m)
Rear facing double glazed window. Range of wall and base units with worktop surfaces and stainless steel sink unit with mixer tap. Integrated electric oven and four ring gas hob with extractor hood over. Plumbed for washing machine. Part tiled walls. Cupboard concealed gas central heating boiler.

Bedroom
17'8" x 10'1" (5.38m x 3.07m)
Large double bedroom with front and rear facing double glazed windows. Two radiators.

Bathroom
Rear facing double glazed window. Three piece suite comprising WC, hand basin and panelled bath with shower over. Radiator. Part tiled walls.

Parking and Garage
17'8" x 10'1" (5.38m x 3.07m)
To the front of the property there is off-road parking as well as access to the garage.

Tenure
Tenure: Leasehold
Start Date: 26/01/2006
End Date: 01/01/2158
Lease Term: 155 years from 1 January 2003
Ground Rent - TBC
Buckshaw Management Charge - £150 per annum

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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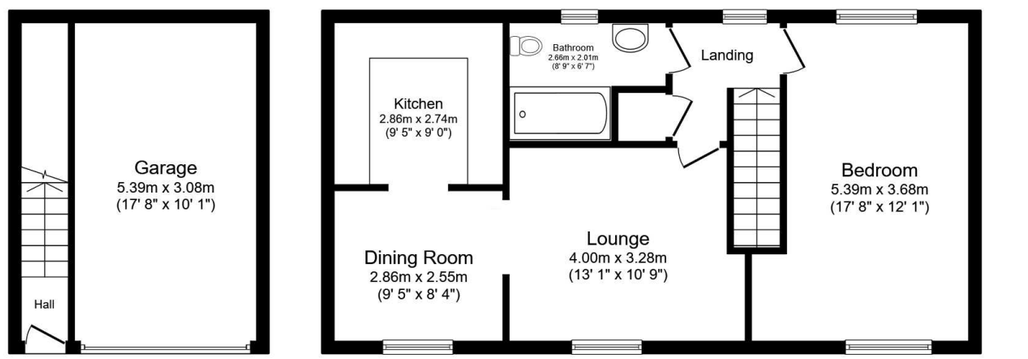
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 79.4 sq.m. (854 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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Other important information which you will need to know about this property can be found at reedsrains.co.uk