



3 BYERS WALK

BUCKSHAW VILLAGE, CHORLEY, PR7 7JW

£189,950
LEASEHOLD

• Two Bedroom Mid Mews Property • Immaculately Presented in a Show Home Condition • Tastefully Decorated Throughout • Modern Fitted Kitchen • Lounge with French Doors onto Rear Garden • Downstairs Cloaks W.C • Two Double Bedrooms • Modern Fitted Bathroom • Front & Rear Well Maintained Gardens • Two Allocated Parking Spaces

MARIE HOLMES

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Marie Holmes Estate Agents are delighted to introduce this exceptional two-bedroom mid-mews home, set within the highly desirable Buckshaw Village. Finished to an impeccable standard throughout, this property offers true turnkey living—simply unpack and enjoy.

Perfectly suited to first-time buyers, couples, or professionals commuting to Manchester or Preston, the home is ideally located just a short walk from the train station, with direct links to both cities. Everyday essentials are right on your doorstep, with a fantastic selection of supermarkets, shops, and eateries all within easy reach.

Step inside to discover a stylish and thoughtfully designed interior, comprising a welcoming entrance hallway, a convenient ground floor W.C., a spacious and light-filled living room, and a sleek, contemporary kitchen. Upstairs, the property boasts two well-proportioned double bedrooms and a modern bathroom finished to a high standard.

Externally, the home continues to impress with beautifully landscaped gardens to the front and rear, as well as two allocated parking spaces.

Offered with the added advantage of no onward chain, this is a rare opportunity to secure a beautifully presented home in a prime location. Early viewing is strongly advised.

Ground Floor

Entrance Hall

Entrance via modern composite front door into the hallway. Carpeted staircase leads to all first floor accommodation. Herringbone effect wood flooring. Inset spotlights to ceiling. Radiator.

Kitchen

28'7" X 20'1" (8.7 X 6.11)
UPVC double glazed window to the front elevation. Features a range of modern eye and base level units in Duck Egg Blue with contrasting work surfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven with four burner gas hob over and stainless steel chimney extractor. Integrated dishwasher and washing machine. Inset spotlights to ceiling. Herringbone effect wood flooring.

Downstairs Cloaks W.C

17'5" X 10'2" (5.3 X 3.1)
Features a two piece suite in White comprising of low flush W.C and wash hand basin set with a vanity unit with chrome mixer tap and tiled splashback. Inset spotlights to ceiling. Radiator. Herringbone effect wood flooring.

Lounge Diner

42'12" X 12.6 (13.11m X 3.66m)
UPVC double glazed French doors leading out on to the rear garden. Understairs storage cupboard. Carpeted. Ceiling light fitting. TV aerial socket. Radiator. Telephone point.

First Floor Landing

Access to the loft which is boarded. Over-stairs storage cupboard. Carpeted. Inset spotlights to ceiling.

Master Bedroom

41'4" X 35'5" (12.6 X 10.8)
UPVC double glazed window to the rear elevation. Carpeted. Radiator. Ceiling light fitting. TV aerial socket. Telephone point.

Second Bedroom

41'4" X 28'7" (12.6 X 8.7)
Two UPVC double glazed windows to the front elevation. Carpeted. Radiator. Ceiling light fitting.

Family Bathroom

22'8" X 19'4" (6.9 X 5.9)
Features a three piece suite in White comprising of low flush W.C, pedestal wash hand basin and panelled bath with electric shower over. Glass shower screen. Extractor fan. Spotlights to ceiling. Radiator. Laminate wood effect flooring.

Exterior

Front and rear low maintenance gardens with patio area and artificial lawn. Rear access gate leading to:-

Allocated Parking

The property benefits from two allocated parking spaces to the rear of the property.

Leasehold

The property is leasehold with a term of 91 years unexpired. The Ground Rent is £250 per annum and the annual service charge is £315.47. We understand



the Freeholder has agreed in principal to a deed of variation to cap the ground rent at £200 per annum.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

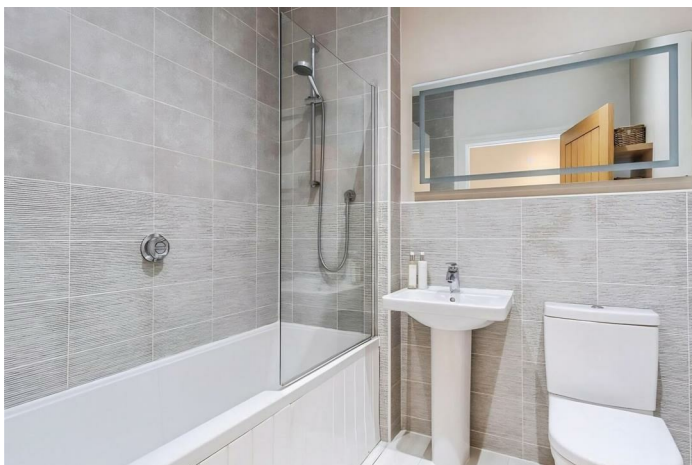
Local Authority – Chorley Council

Council Tax – Band B

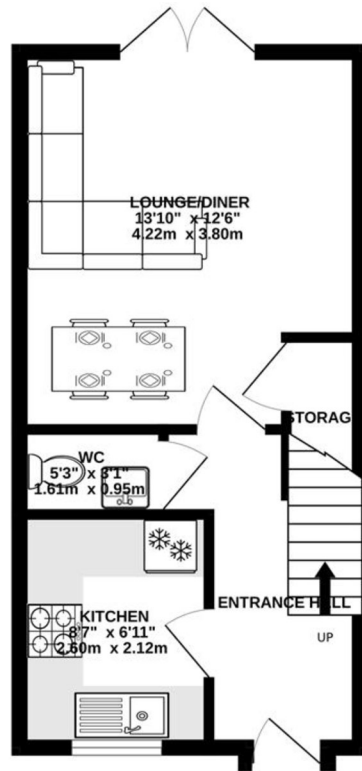
Viewings – By Appointment Only

Tenure – Leasehold

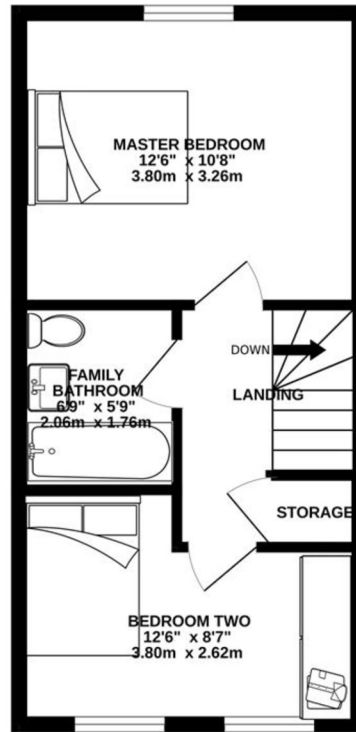
EPC Rating – B



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

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