



***26 Jersey Fold
Buckshaw Village
£124,950***



Approached by a block paved driveway to the parking area and well stocked gardens, this is a tastefully presented **INDIVIDUAL TWO BEDROOMED FIRST FLOOR APARTMENT**, in a Victorian style with bay windows and contemporary décor, on this ever increasing, popular development.

Briefly comprising of an entrance hallway, good sized open plan living/dining kitchen, two bedrooms and en-suite shower room in addition to the family bathroom suite. There are uPVC double glazed windows and Economy 7 heating. There is also allocated parking and mature well stocked communal gardens and open aspects to the front which is south facing.

Directions: From Chorley Town Hall, proceed along Park Road (A6) heading north passing Astley Road on the left hand side. Where the road bends to the right continue straight on along Park Road and at the end join Preston Road. Continue along to the traffic lights and turn left into Euxton Lane passing the hospital entrance on the left hand side. Continue along and at the next roundabout take the third exit – Euxton Lane. At the major traffic lights turn right following signs for Buckshaw Village. Continue along and at the third roundabout turn into Old Worden Avenue and take the second turning on the right into Highland Drive. Take the first right into Jersey Fold, follow the road round bearing left and then follow the road round to the right and the apartment block is straight facing.

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Ecclestone
Chorley
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22 Town Road
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Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance to Apartments

There are well stocked communal gardens; attractive wrought iron railings and archway with a coach lamp on entry to the communal entrance with the telecom system; stairs leading to the first floor apartment.

PRIVATE APARTMENT

Spacious Entrance Hallway

Wall mounted *Creda* electric heater; ceiling light fitting; intercom telephone communication system.

Bathroom

2.60m x 1.76m
8'7 x 5'9



Fitted with a three piece suite in white incorporating a twin gripped panelled bath and a hand held shower attachment in chrome; close coupled WC and a pedestal wash hand basin in matching white; half tiled walls to two walls in ceramic tiles providing splash backs; complimentary vinyl flooring; Georgian style uPVC double glazed opaque window with fitted roller blind; extractor fan; recessed halogen down lights; chrome ladder style electric *Creda* heated towel rail; panelled door.

Lounge

5.22m x 3.66m
17'1 x 12'0



The measurements are taken to the Georgian style uPVC double glazed feature bay window with open views to the front; contemporary style electric feature fireplace with pebbles; power points; television aerial socket; telephone point; ceiling light fitting; wall to wall fitted carpeting; further uPVC double glazed window to the side.



Dining Area

2.85m x 2.74m
9'4 x 9'0

Continuing through from the lounge this separate dining area has a Georgian style uPVC double glazed window; wall mounted electric heater; wall to wall fitted carpeting; ceiling light fitting; opening through to the:-



Kitchen

2.73m x 2.49m
8'11 x 8'2

Fitted with a range of wall and base units with matching canopies in a contemporary style, with chrome handles and incorporating a brushed steel extractor hood over the four ring ceramic hob and a matching brushed steel splash back; built in electric under oven and grill; integrated fridge and freezer; plumbed for automatic washing machine; inset stainless steel sink with a vegetable preparation and monobloc mixer taps; tiled splash backs; complimentary post formed laminate worktops; Georgian style uPVC double glazed window with fitted roller blind; power points; halogen recessed chrome down lights; wood effect vinyl floor; *Creda* kick space electric heater.



Bedroom One

3.09m x 2.88m
10'2 x 9'6

These measurements do not include the extra space via the entrance doorway which is shared with the entrance to the en-suite.

This bedroom has a Georgian style uPVC double glazed window to the side; wall mounted *Creda* electric heater; power point; panelled door.



En Suite Shower Room

1.89m x 1.80m
6'2 x 5'11

Fitted with a three piece suite in white incorporating a fully tiled separate shower cubicle with an *Aqualisa* electric shower and a bi-fold door; matching pedestal wash hand basin with chrome fittings; close coupled WC with a dual flush system; wall mounted heated towel in matching chrome; attractive tile splash backs with the chrome silver border trim to dado height; multi volt shaver point; complimentary vinyl flooring; recessed halogen down lights; extractor fan fitted; panelled door.



Bedroom Two

3.54m x 2.20m
11'7 x 7'2

A good sized second bedroom with a Georgian style uPVC double glazed window; *Creda* wall mounted electric heater; power points; deep spacious cupboard housing the electric boiler with a shelf fitted above and behind a panelled door; panelled door.



OUTSIDE

There is allocated parking.



View To Front