



redrose

37 Mayflower Crescent, Buckshaw Village, Chorley
Price £55,000

A Credit to the current owner. Top Floor apartment, 3 bedrooms, lovely views.

WANT TO GET ON THE PROPERTY LADDER !!! This spacious 3 Bedroomed top floor apartment with amazing VIEWS !!! could be your for just £55,000 !!! (50 % Shared Ownership). Immaculate 3 bedroom apartment comp of; separate Kitchen, lounge, bathroom with bath and shower over. 3 great bedrooms, storage cupboards. KARNDEAN flooring throughout. A MUST VIEW. Great location with westerly views over looking landscaped greenbelt land. Close to motorway Links M6/M65/M61, bus routes and local village station.

Price £55,000



Communal Hallway

Newly painted communal block, key entry.

Entrance Hallway 7.96 max x 1.12 (26'1" max x 3'8")

Wood front entrance door, Karndean flooring in Walnut colour flows through. Intercom, wall mounted electric heater, doors to connecting rooms and ceiling light points.

Lounge 4.70 x 3.61 (15'5" x 11'10")

Double glazed window with views over parkland. Karndean flooring in Walnut colour, wall mounted heater. Feature wood surround and electric inset fire. Ceiling light point door to hallway.

Separate Kitchen 2.90 x 1.88 (9'6" x 6'2")

Double glazed window to rear elevation. Fitted wall and base units in light oak with granite effect work tops and tiled splash backs. Integrated single electric oven, electric 4 ring hob and extractor over. Room for fridge freezer and plumbing for washer/dryer. Karndean flooring follows through from hallway. Ceiling light point.

Bathroom 1.88 x 1.83 (6'2" x 6'0")

Double glazed window to rear. Three piece white suite with low level w/c, Pedicel wash hand basin, bath with shower over, fully tiled interior and Karndean flooring.

Master Bedroom 3.26 x 3.12 (10'8" x 10'3")

Double glazed window over looking rear and views. Electric wall heater, Door to hallway and ceiling light

point. TV point.

Bedroom Two 3.10 x 2.15 (10'2" x 7'1")

Double glazed window to front, door to storage cupboard, electric wall heater and door to hallway, ceiling light point.

Bedroom Three 3.06 x 2.13 (10'0" x 7'0")

Double glazed window to rear, wall mounted electric heater and ceiling light point. Door to hallway.

Views

Lovely westerly views to enjoy over looking green belt and local paths and walks. Even Sunsets !! to enjoy.

Mortgage

If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

Buckshaw Village

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, and recently opened is the brand new Buckshaw Village Parkway Train Station which gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance is Tesco, a Community Centre which hosts many activities, Primary School, The Buckshaw Hub which offers a brand new nursery, children's swimming baths, hair salon and cafe.

Service Charges

The Property is leasehold full details contact agent. The property is also under a shared Ownership contact agent for details.

50% Shared ownership Price advertised





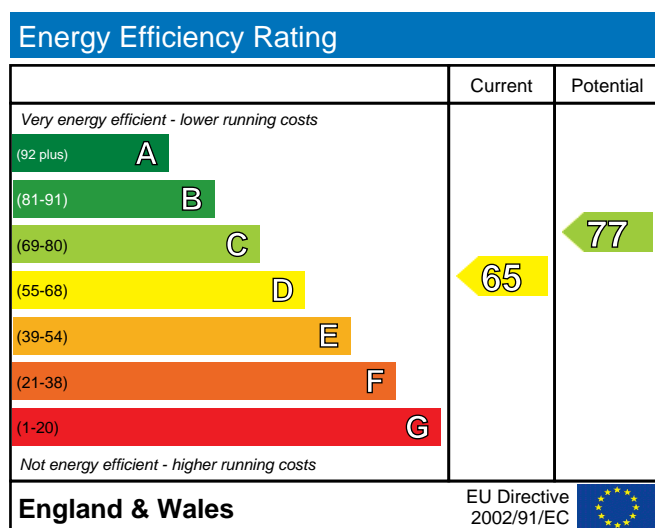
Energy Performance Certificate



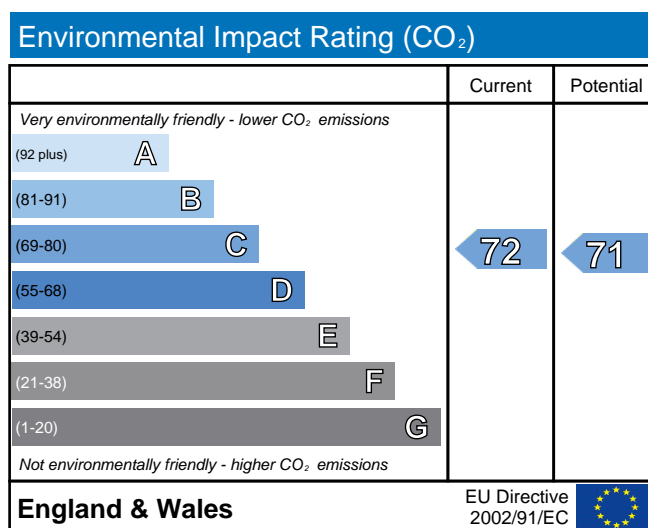
37 Mayflower Crescent
Buckshaw Village
Chorley
Lancashire
PR7 7BF

Dwelling type: Top-floor flat
Date of assessment: 06 April 2009
Date of certificate: 06 April 2009
Reference number: 0062-2806-6342-0201-7665
Total floor area: 71 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	226 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.5 tonnes per year
Lighting	£45 per year	£45 per year
Heating	£355 per year	£190 per year
Hot water	£128 per year	£128 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome