



## 17 Grenadier Walk

Buckshaw Village, Chorley, PR7 7EF

This fabulous property is set on a quiet beautifully maintained walkway enjoys a prime position offering both privacy and charm, with its versatile layout, generous living spaces, and desirable location, this truly is the family home - a rare opportunity that is unlikely to stay on the market for long, offering four spacious double bedrooms and a versatile office/study. The property features a bright open-plan lounge/dining area and fully fitted kitchen with ample storage. Upstairs, the master bedroom complemented by three further double bedrooms, an office/study and a family bathroom with modern fittings and a low maintenance garden to the rear with parking and garage.

**Offers Over £290,000**

EPC Rating 'TBC'





## Property Description

### PORCH

A welcoming porch provides a practical and sheltered entrance to the home. Offering a convenient space to store coats, shoes, or outdoor essentials, it sets the tone for the property's warm and inviting interior.

### OPEN PLAN/LOUNGE/DINER/KITCHEN

This stunning open-plan lounge, dining, and fitted kitchen area has been thoughtfully designed to combine style and functionality. The spacious layout allows for a seamless flow between cooking, dining, and relaxing, making it ideal for both everyday living and entertaining. Light and bright enhance the contemporary design and creating a warm, inviting atmosphere. The modern kitchen features high-quality fitted units, integrated appliances, and ample worktop space, perfect for those who enjoy cooking. Cleverly designed storage solutions ensure a clutter-free environment, while the generous lounge and dining areas provide plenty of room for both quiet evenings and social gatherings. Finished with sleek Parquet flooring and neutral décor, this versatile space offers a perfect balance





of comfort and sophistication.

#### FIRST FLOOR LANDING

Stairs rising to the second floor and access to the first-floor bedrooms.

#### MASTER BEDROOM

The master bedroom is a generous and inviting space, designed with comfort and style in mind. Double glazed window allow natural light to flow in, while neutral décor creates a calm and restful atmosphere. Offering ample room and additional furnishings, the bedroom also features built-in storage to keep the space sleek and clutter-free - a perfect private retreat at the end of the day.

#### ENSUITE

Adjoining the master bedroom is a stylish three-piece ensuite, thoughtfully finished with a contemporary suite. It comprises a walk in tiled shower enclosure, a sleek wash basin with storage, and a modern W.C. Elegant tiling and quality fittings create a fresh, spa-like feel, offering both comfort and convenience in your own private space.

#### BEDROOM TWO

The second bedroom is a well-proportioned double, offering flexibility as a guest room, home office, or additional family space. With plenty of natural light and neutral décor, it provides a bright and comfortable setting that can easily be styled to suit individual needs. Double glazed bay window to the front aspect, radiator and feature cast iron fireplace

#### SECOND FLOOR LANDING

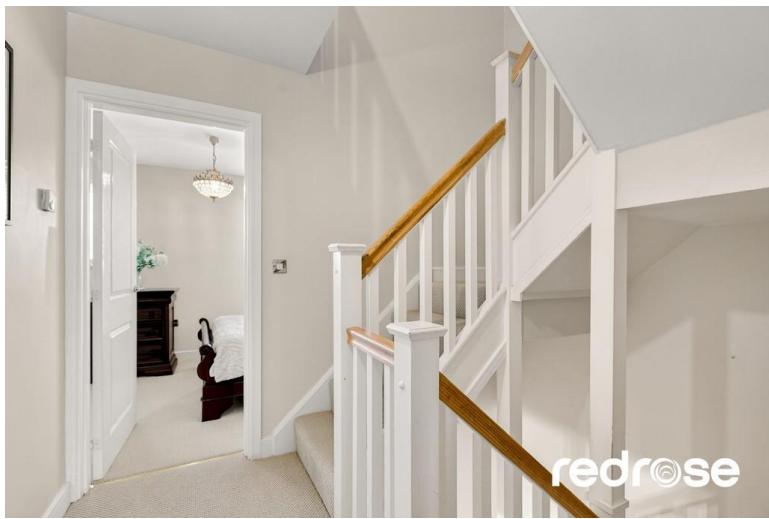
Access to the second-floor bedrooms, office and bathroom.

#### BEDROOM THREE

The third bedroom is a generously sized double, offering excellent versatility. Ideal as a guest room, a children's bedroom, or a dedicated home office, it benefits from a bright and airy feel with ample space for furnishings. Neutral finishes make it a practical and welcoming room, ready to be styled to suit a variety of needs. Two double glazed windows to the rear aspect and radiator.

#### BATHROOM

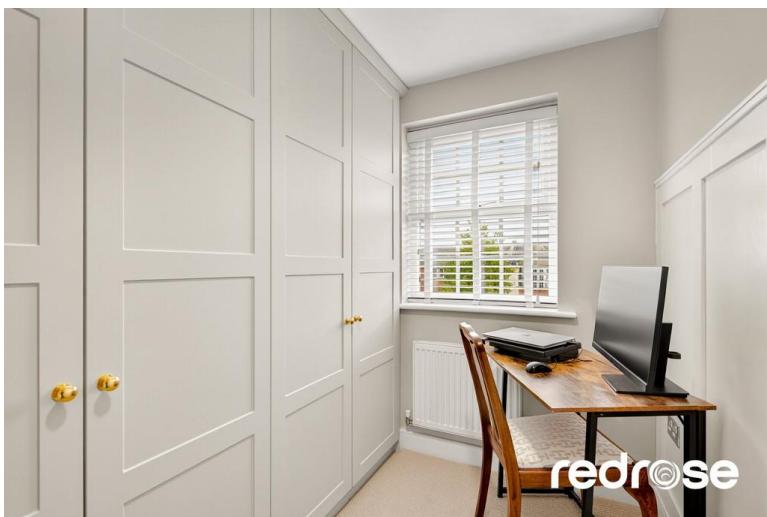
The family bathroom is fitted with a modern three-piece suite, including a panel bath with shower fitting over, wash basin, and low level W.C. Contemporary tiling and sleek finishes create a fresh, clean look, while practical design ensures comfort and ease of use for everyday living.





#### BEDROOM FOUR

The fourth bedroom is a spacious double, offering flexibility for use as a guest room, children's bedroom, or additional living space. Bright and airy, with neutral décor and ample room for furnishings, it provides a comfortable and adaptable space to suit a variety of needs. Double glazed window to the front aspect and radiator.



#### OFFICE/STUDY

This versatile office/study provides a quiet, well-lit space ideal for working from home, studying, or pursuing hobbies. With neutral décor and ample room for desks, shelving, or storage, it combines practicality with comfort, making it a functional addition to the home. Double glazed window to the front aspect and radiator.



#### EXTERNALLY

This fabulous property is set on a quiet beautifully maintained walkway enjoys a prime position offering both privacy and charm. A rarely available home in the village, it is perfect for family life, with something to suit everyone from toddlers to teenagers. With its versatile layout, generous living spaces, and desirable location, this truly is the family home - a rare opportunity that is unlikely to stay on the market for long.



The garden to the rear benefits from a low-maintenance garden, thoughtfully designed for ease and enjoyment.

Featuring artificial grass and a paved patio area, it provides a versatile space for relaxing, dining, or entertaining, without the upkeep of traditional lawns. Perfect for families or those who enjoy outdoor living with minimal effort.

#### GARAGE

With up and over door, power and light and parking space.

#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possibly need for young and old alike.

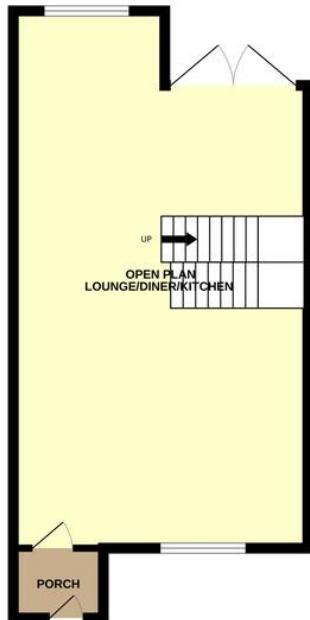


## MORTGAGES

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.



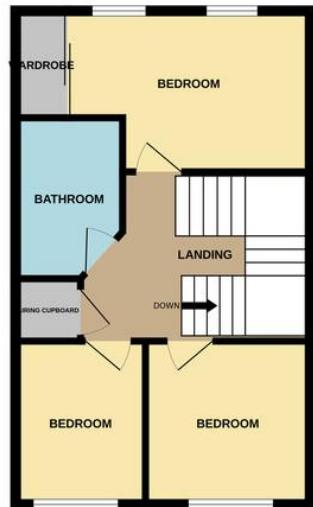
GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements