



**redrose**

**2 Sharrock Street**

Buckshaw Village, Chorley, PR7 7ES

A fabulous refurbished detached coach house featuring two generously sized bedrooms, a stunning refitted high-specification kitchen and bathroom, plus a garage and parking. Enjoying a lovely open outlook to the front. This property would make an ideal first-time purchase or investment opportunity. ...

**Offers Over £160,000**

EPC Rating '77C'







## Property Description

### ENTRANCE

Entrance hallway with stairs leading to the first floor landing. Doors off to lounge, both bedrooms and bathroom. Storage cupboard and loft access. Double glazed window with open views.

### OPEN PLAN KITCHEN LOUNGE

18' 2" x 12' 0" (5.54m x 3.66m) The stunning, updated kitchen forms part of this beautiful dual-aspect room, creating a fantastic living space. It features integrated appliances, granite worktops, concealed lighting, and a breakfast bar. The generous living area benefits from double-glazed windows to both the front and rear, allowing light to flood in. Additional features include a ceiling light point, radiator, and TV and Sky points.

### BEDROOM ONE

10' 5" x 10' 5" (3.18m x 3.18m) Double glazed window to front, ceiling light point, radiator and fitted double wardrobe. TV and Sky point.





#### BEDROOM TWO

9' 10" x 7' 6" (3m x 2.29m) Double glazed window to front, ceiling light point and radiator. Cupboard with hanging rail. TV and Sky point.

#### BATHROOM

Recently refitted and fully tiled bathroom suite comprising of bath with shower over and glass screen. Low level WC and wash hand basin. heated towel rail. Double glazed window to rear. Spotlights. Shaver point and tiled flooring.

#### GARAGE

The garage is to the left of the front door is accessed via an up and over door to the front.

#### STORAGE

There is a large under stairs storage cupboard access via the rear of the property.



#### BUCKSHAW VILLAGE

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, coffee shops, restaurants, takeaways, pubs and barbers. There is a community centre hosting many activities, primary school, doctors surgery and dentist, there are 2 nurseries along with a children's indoor play centre, children's swimming pool and hair salons.

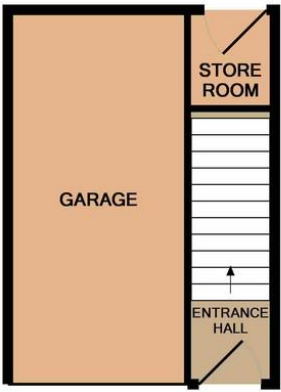


#### REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation our in house financial adviser will be able to meet with you to 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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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