



redrose

39 Ayrshire Close

Buckshaw Village, Chorley, PR7 7DA

Ideally positioned overlooking a pleasant green, this beautifully presented home offers stylish open-plan living. The standout feature is the spacious lounge and kitchen/dining area, where high vaulted ceilings create a wonderful sense of space and openness. The lounge enjoys a double-glazed window with attractive views and a superb Juliet balcony perfect for enjoying the warmer months. The kitchen is fitted with four-ring electric hob, newly fitted built-in oven with two rear windows allowing light. The property also offers two well-proportioned bedrooms and a modern bathroom, making it ideal for first-time buyers, downsizers, or investors. There is also an off-road parking space.

Guide Price £120,000

EPC Rating '75C'





Property Description

HALLWAY

UTILITY CUPBOARD

BEDROOM ONE

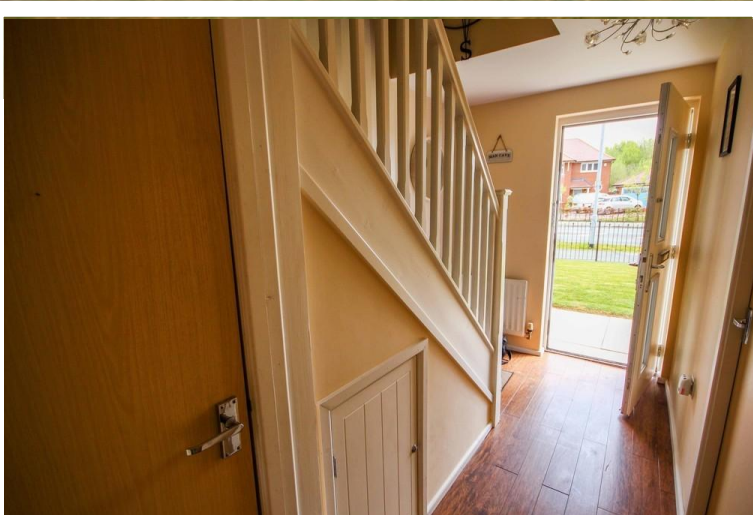
10' 7" x 8' 0" (3.23m x 2.44m) Double glazed window to rear aspect, single radiator, ceiling light and TV point.

BEDROOM TWO

8' 4" x 7' 11" (2.54m x 2.41m) Single radiator, double glazed window to front aspect and ceiling light point.

BATHROOM

Three piece bathroom suite with low level WC, wash hand basin with enclosed shower cubicle. Tiled flooring, single radiator and ceiling light point.





FIRST FLOOR

OPEN PLAN LOUNGE

13' 11" x 12' 1" (4.24m x 3.68m) A fantastic open-plan living space, perfect for modern living and entertaining, featuring impressive, vaulted ceilings that enhance the sense of space and light. A double-glazed window to the front offers lovely open views, while a superb Juliet balcony provides the perfect spot to enjoy fresh air during the summer months, overlooking the green. The room is filled with natural light and benefits from double radiators and ceiling light points. Seamlessly open plan, the lounge flows into the kitchen, creating a sociable and stylish hub of the home.



KITCHEN AREA

14' 1" x 6' 10" (4.29m x 2.08m) The kitchen/dining area is a bright and sociable space, enhanced by impressive vaulted ceilings that create a wonderful sense of openness. Fitted with a range of cream wall and base units complemented by work surfaces, the kitchen includes a four-ring electric hob, newly fitted built-in oven, and a stainless steel sink with mixer tap. Two double-glazed windows to the rear allow plenty of natural light to fill the room, making it an ideal space for both everyday dining and entertaining.

EXTERNALLY

Communal gardens and off road parking space



LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll find Tesco, Aldi, an Italian restaurant, coffee shops, barbers, and a variety of takeaways. For dining out, the War Horse Pub and the Harvester are popular with young families. The village also offers a community centre hosting a range of activities, a primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a brand-new nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities and convenient transport links, Buckshaw Village has everything you could need for modern family life.

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.





TENURE

Tenure Details

Leasehold

Service Charge- £4245.84 PA- Lambert, Smith , Hampton Residential

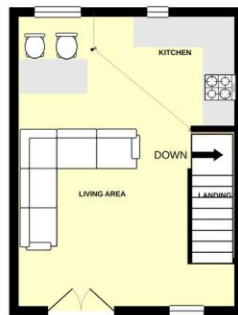
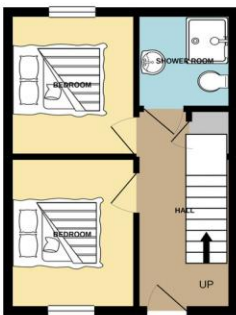
Ground Rent- £160 PA-Estate and Management LTD

Expire Date of lease - 2143



GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.

1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plans, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, 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 here are not intended and to guarantee. All is built to standards of an average standard.
Made with Metragen 0.002

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 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