



redrose

3 Ferndown Avenue

Buckshaw Village, Chorley, PR7 7GZ

This stylish family home offers versatile living across two floors and has been finished to a high standard throughout. The ground floor features a bright and spacious lounge diner, perfect for family living and entertaining, and a well-equipped fitted kitchen with integral electric oven and hob, providing a practical and sociable space. There is also a convenient downstairs W.C. Upstairs, the property boasts a generous master bedroom with a contemporary three-piece ensuite, two further double bedrooms, a spacious third bedroom, and a modern family bathroom. A light-filled landing connects all rooms on the first floor, providing a central hub for the home.

Offers Over £290,000

EPC Rating '78C'





Property Description

HALLWAY

A bright and inviting entrance hallway, leading to the lounge, kitchen, and first-floor accommodation. this well-proportioned space creates a stylish and practical first impression. Radiator.

LOUNGE

14' 6" x 10' 9" (4.42m x 3.28m) An impressive spacious lounge of excellent proportions, designed for both comfort and entertaining. Natural light pours in through double glazed bay window to the front aspect and radiator. Door to the inner hallway.

DOWNSTAIRS W.C

A well-presented downstairs W.C., comprising a wash hand basin and low-level toilet ideal for guests and everyday convenience.





KITCHEN/DINER

19' 4" x 12' 2" (5.89m x 3.71m) A stylish and light-filled kitchen diner, featuring a range of modern wall and base units with complementary work surfaces, Stainless steel sink with drainer and mixer tap. Part tiled walls. an Integral electric oven and four ring gas hob with extractor hood and light. Space for fridge freezer, washing machine, dryer and dishwasher. Double glazed Perfect for family life and entertaining guests.

LANDING

A light and airy landing, creating a welcoming central hub to the first floor with easy access to all bedrooms and the family bathroom.



MASTER BEDROOM

15' 2" x 9' 8" (4.62m x 2.95m) A bright and spacious master bedroom, creating a relaxing retreat with plenty of space for furnishings and storage. Double glazed window to the front aspect, radiator and door to the ensuite.

ENSUITE

A contemporary three-piece ensuite, including a WC, pedestal wash hand basin, and walk-in shower, finished to a high standard. This bright and well-appointed space provides a private retreat within the master bedroom. Double glazed frosted window to the rear aspect and radiator.



BEDROOM TWO

11' 2" x 8' 11" (3.4m x 2.72m) A bright and spacious double bedroom, offering a versatile and inviting space ideal for rest and relaxation. Double glazed window to the rear aspect, radiator and access to the loft hatch.

BEDROOM THREE

10' 0" x 7' 10" (3.05m x 2.39m) A bright and spacious third bedroom, offering plenty of natural light and a versatile layout, perfect for a bedroom, home office, or hobby room. Double glazed window to the rear aspect and radiator



BATHROOM

A stylish three-piece bathroom, including a panel bath with high level shower fitting over, wash hand basin, and low level W.C finished with contemporary fittings. Light-filled and well-proportioned, it provides a comfortable and practical space for everyday use. Part tiled walls and laminate flooring.

EXTERNALLY

A beautifully maintained rear garden featuring a lawn, patio area perfect for outdoor dining, and fenced boundaries for privacy and security.



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.

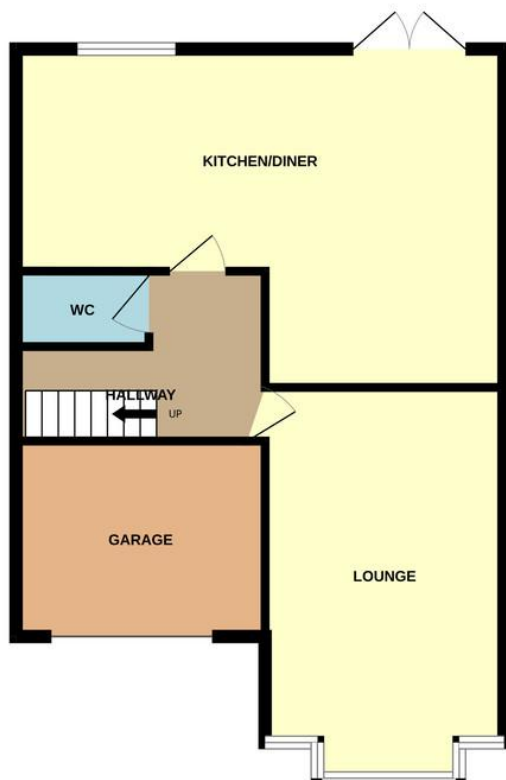
MORTGAGES

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.

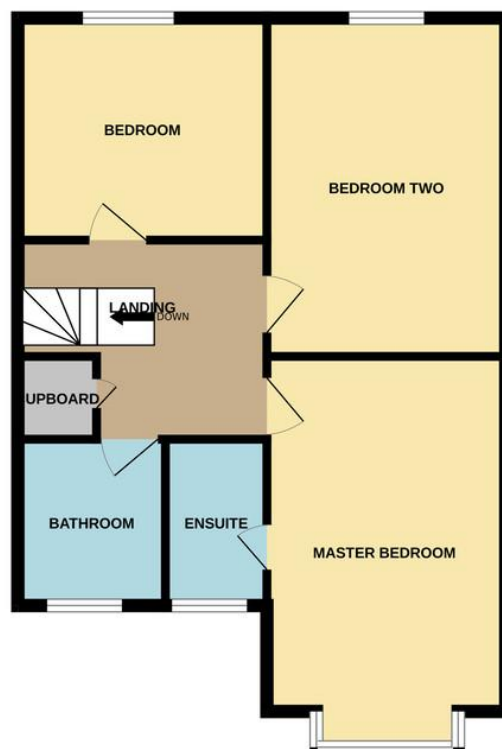




GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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