



redrose

2 Sunningdale Drive

Buckshaw Village, Chorley, PR7 7DU

Situated in a sought-after location, being tucked away offering spacious and versatile living across two floors. The ground floor features a bright and airy lounge, a convenient downstairs W.C., and a stylish kitchen diner, perfect for family meals and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master suite, along with a modern family bathroom. Outside, the home benefits from a

low-maintenance rear garden and off-road parking. Finished to a high standard throughout, this property is ideal for families seeking a comfortable and contemporary home in a convenient location.

Offers Over £220,000

EPC Rating '80C'





Property Description

HALLWAY

Front door to the hallway with cushioned flooring and radiator. Door to downstairs W.C

DOWNSTAIRS W.C

A stylish and conveniently located downstairs W.C. fitted with a modern low-level toilet and pedestal wash hand basin and low level W.C. Double glazed frosted window to the front aspect and radiator. Perfect for guests and everyday practicality.

LOUNGE

17' 11" x 15' 2" (5.46m x 4.62m) A bright and airy lounge with double glazed windows to the front and side, flooding the space with natural light and creating a warm, inviting atmosphere. Two radiators and stairs rising to the first floor.





KITCHEN/DINER

15' 2" x 10' 9" (4.62m x 3.28m) A bright and welcoming kitchen diner which is fitted with a range of wall and base units with complimentary work surfaces over. Stainless steel sink with drainer and mixer tap. Integrated electric oven with four ring gas hob with extractor hood and light providing the perfect space for everyday family meals and entertaining. Space for white goods. Part tiled walls, double glazed window and French doors to the rear garden, double panel radiator and storage cupboard.

LANDING

Light and bright landing with double glazed window to the side aspect, doors to all bedrooms bathroom and storage cupboard. Access to the loft hatch which is part boarded.



MASTER BEDROOM

12' 11" x 8' 6" (3.94m x 2.59m) A spacious and bright master bedroom, flooded with natural light, providing a welcoming and tranquil retreat. Double glazed window overlooking the green to the front and radiator.

BEDROOM TWO

10' 1" x 8' 7" (3.07m x 2.62m) Another spacious double bedroom with double glazed window to the rear aspect and radiator.

BEDROOM THREE

9' 11" x 6' 2" (3.02m x 1.88m) A good size bedroom with double glazed window to the front overlooking the green and radiator.

BEDROOM FOUR

7' 2" x 6' 2 max" (2.18m x 1.88m) A single bedroom with double glazed window to the rear aspect and radiator.



FAMILY BATHROOM

Fitted with a three piece suite comprising panel bath with high level shower fitting, wash hand basin inset into vanity unit and low level W.C. Part tiled walls and mosaic style tiled floor. Shaver point and extractor fan and radiator.

EXTERNALLY

To the front there are two parking spaces with a pathway leading to the front door. To the rear the garden is laid to lawn

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.

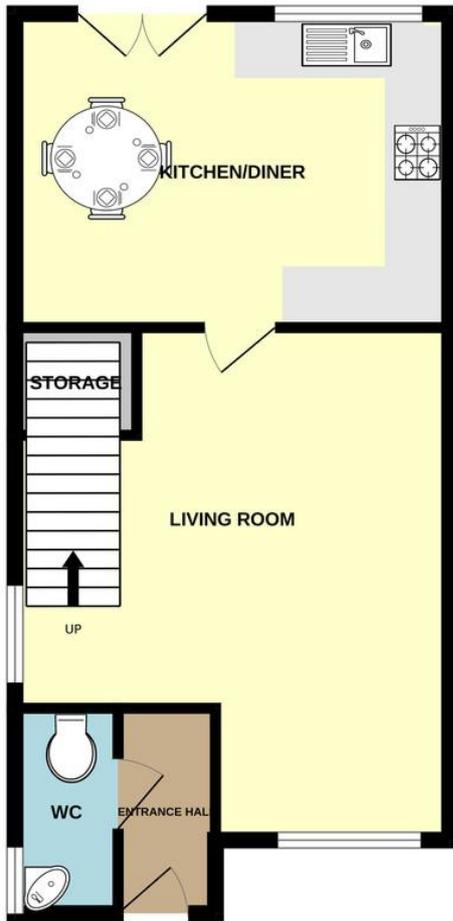
MORTGAGES

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.

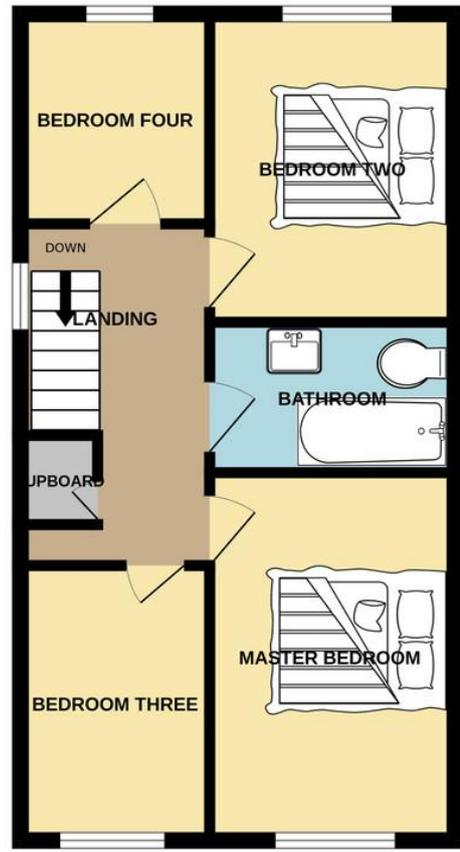




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
 15 Barnes Wallis Way
 Buckshaw Village
 Chorley
 Lancs

www.redrosepm.co.uk
 sales@redrose.co.uk
 01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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