



redrose

12 Martlet Grove

Buckshaw Village, Chorley, PR7 7LW

Modern and stylishly presented throughout, this three-storey townhouse offers spacious and versatile living, complemented by off-road parking for two vehicles and a private, low-maintenance rear garden featuring artificial lawn and a decked terrace.

The accommodation includes a contemporary fitted kitchen, a bright and welcoming lounge with patio doors opening onto the garden, and a convenient ground floor cloakroom. To the first floor are two well-proportioned bedrooms and a modern family bathroom, while the impressive master suite occupies the top floor and benefits from a private en-suite shower room.

Guide Price £220,000

EPC Rating '83 B'





Property Description

ENTRANCE PORCH

LOUNGE

14' 9" x 11' 9" (4.5m x 3.58m) This generously proportioned room benefits from a double glazed front-facing window, radiator, ceiling light point, and a white panelled door opening into the inner hallway.

INNER HALLWAY

doors providing access to the kitchen, cloakroom and lounge, along with a ceiling light point and staircase to the first floor.

DOWNSTAIRS CLOAKROOM W.C

A two-piece suite incorporating a low level WC and wash hand basin, with ceiling light point, radiator, and vinyl flooring.



KITCHEN/DINER

11' 10" x 7' 8" (3.61m x 2.34m) The kitchen is fitted with a modern range of light-finish wall and base units, incorporating a stainless steel sink and drainer, four-ring gas hob and electric oven, with provision for a washing machine and integrated fridge/freezer. Finished with downlighting, vinyl flooring, a double glazed window to the rear, and patio doors opening onto the rear garden.

FIRST FLOOR

Stairs to first floor with doors to bedrooms two and three and family bathroom. Ceiling light point and stairs to second floor.



BEDROOM TWO

11' 9" x 11' 1" (3.58m x 3.38m) Light and airy bedroom with a double glazed window to the front, radiator, and ceiling light point, offering a pleasant and inviting space.

BEDROOM THREE

11' 10" x 8' 10" (3.61m x 2.69m) This well-proportioned bedroom benefits from a double glazed window to the front aspect, radiator, and ceiling light point.

FAMILY BATHROOM

The bathroom is fitted with a three-piece suite including bath, low level WC and wash hand basin, and benefits from a double glazed rear window, downlighting, radiator, and vinyl flooring.



SECOND FLOOR

Stairs to second floor with door to master bedroom and door to storage cupboard

MASTER BEDROOM

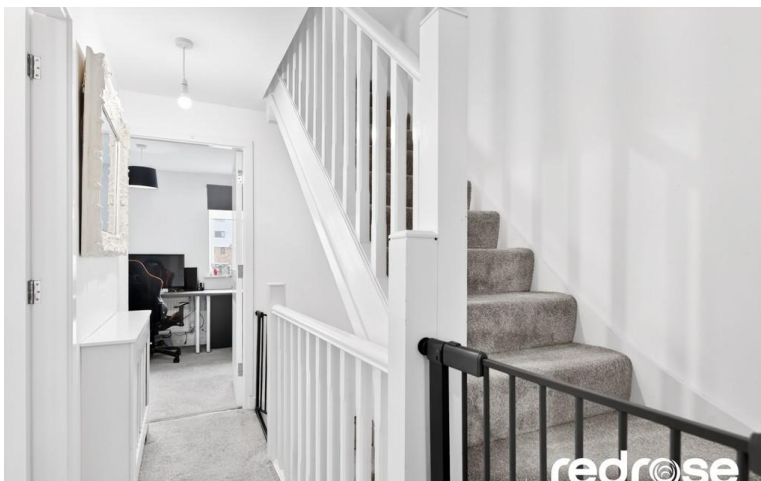
16' 2" x 8' 5" (4.93m x 2.57m) A spacious and well-presented master bedroom with a dormer window to the front aspect, radiator, ceiling light point, and a door opening into the en-suite bathroom.

ENSUITE

A well-proportioned en-suite bathroom offering a walk-in shower cubicle, low level WC and wash hand basin, complete with a rear Velux window, heated towel rail, downlighting, and vinyl flooring.

EXTERNALLY

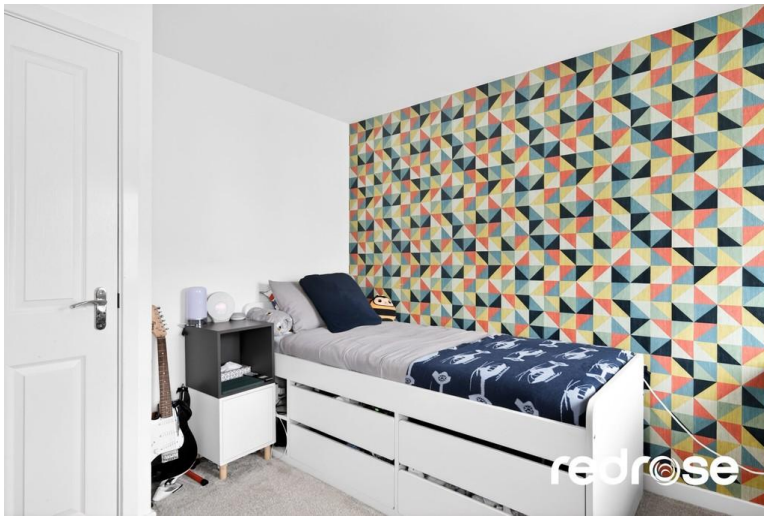
A pathway provides access to the front door, alongside parking for two vehicles. The rear garden is private and low maintenance, laid with artificial lawn and a decked terrace, enclosed by fencing and benefiting from side gate access to the front.





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.



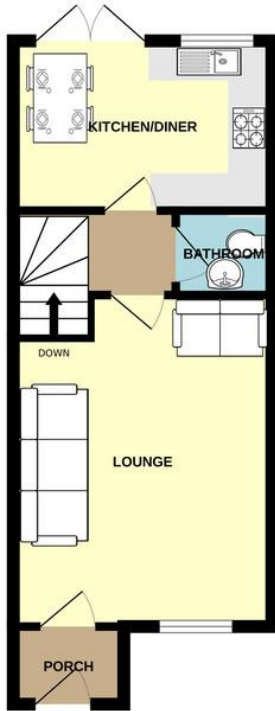
MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.

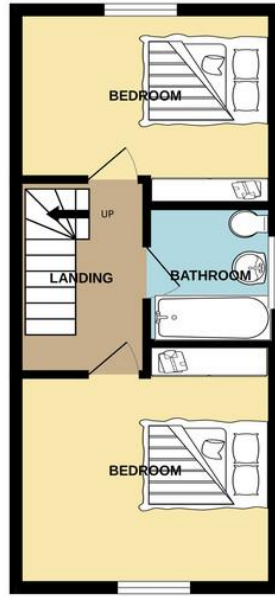




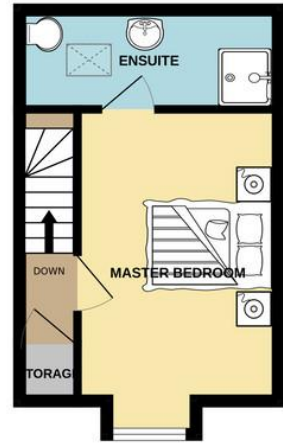
GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | 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