



redrose

18 Main Street

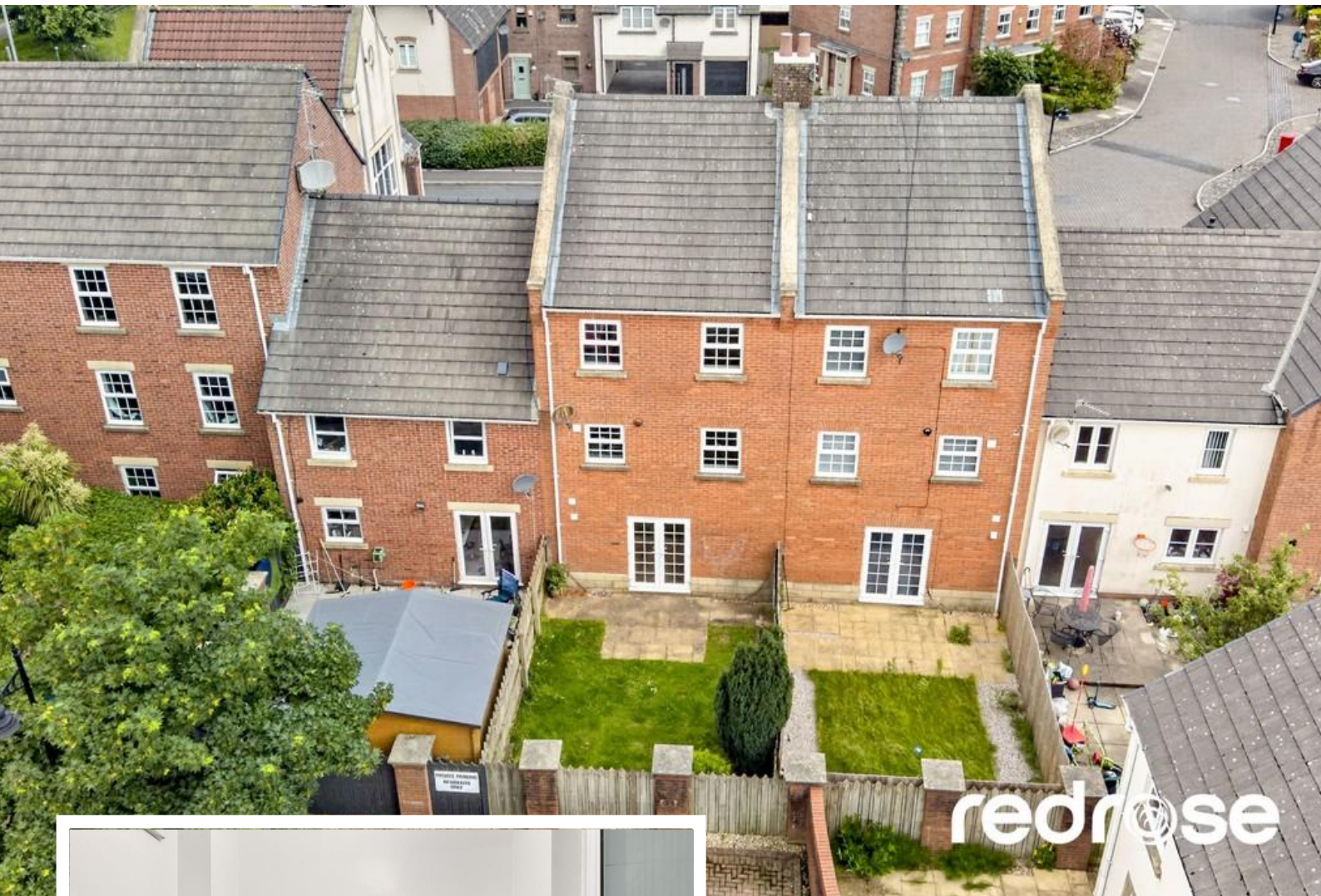
Buckshaw Village, Chorley, PR7 7AQ

This impressive townhouse offers flexible family living across three well-planned floors. The ground floor comprises a welcoming entrance hallway, a versatile room with Ensuite facilities, ideal for guests or a home office. The first floor boasts a bright and spacious living area, kitchen and dining area and additional W.C. On the top floor, the generous master bedroom features a walk-in wardrobe and Ensuite shower room, while a family bathroom with a modern three-piece suite serves the remaining two bedrooms. Externally, the property benefits from an integral garage, allocated parking to the front, and an easy-to-maintain rear garden, providing a practical and low-maintenance outdoor space.

Offers Over £230,000

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming hallway with stairs rising to the first floor, door to reception room/Bedroom, utility room and integral garage. Laminate flooring, cupboard housing the water cylinder and a storage cupboard.

RECEPTION ROOM/BEDROOM

12' 1" x 9' 10" (3.68m x 3m) A versatile ground-floor reception room, which can also serve as a bedroom, featuring elegant French doors that open onto the garden, this space offers flexibility for entertaining, relaxing, or working from home. Radiator, laminate flooring and door to ensuite shower room

ENSUITE

A well-presented three-piece shower room fitted with a walk in tiled shower enclosure, wash basin and low level WC, offering a convenient and functional space. Double panel radiator and extractor fan.



UTILITY ROOM

A utility room with space for white goods and radiator.

INTEGRAL GARAGE

The property benefits from a well-proportioned integral garage, offering secure parking as well as ample room for storage. With direct access from the house, it provides excellent convenience for day-to-day living.

FIRST FLOOR LANDING

Access to the first floor rooms.

LOUNGE

16' 3" x 12' 10" (4.95m x 3.91m) This generous first-floor lounge provides an inviting space for family living, with ample room for both seating and dining. The elevated setting creates a bright, airy atmosphere and a pleasant outlook, making it an ideal area for relaxation, entertaining, or enjoying quiet evenings at home. Two double glazed windows overlooking the front aspect, double panel radiator, feature fireplace



DINING ROOM THROUGH TO KITCHEN

12' 6" x 7' 6" (3.81m x 2.29m) This fitted kitchen/diner offers excellent storage and workspace, complemented by well-planned cabinetry and modern fixtures. Integrated electric oven with four ring gas hob, extractor hood and courtesy light. Integrated fridge and dishwasher. Stainless Steel sink with drainer and mixer tap. Part tiled walls, double glazed window.



DINING AREA

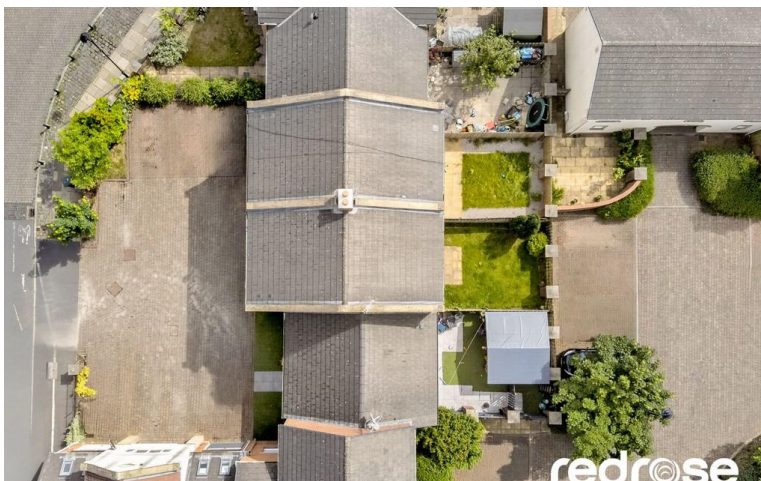
10' 1" x 8' 5" (3.07m x 2.57m) Double glazed window to the rear aspect, radiator, laminate flooring and archway to the kitchen.

W.C

A two piece suite off the hallway with wash hand basin and low level w.c

SECOND FLOOR

Access to the second floor bedrooms



MASTER BEDROOM

13' 2" x 10' 5" (4.01m x 3.18m) The generous master bedroom provides a bright, well-proportioned space with plenty of room for fitted or freestanding furniture, making it an ideal sanctuary for rest and relaxation. Double glazed window to the front, radiator and laminate flooring.

ENSUITE

A well-presented three-piece en-suite fitted with a walk in tiled shower cubicle, wash basin and low level WC, providing added convenience and privacy to the master



bedroom. Double glazed frosted window to the front aspect and radiator.

BEDROOM TWO

10' 6" x 8' 9" (3.2m x 2.67m) A spacious second bedroom making it ideal for guests, children, or a comfortable home office. Double glazed window to the rear aspect, radiator and laminate flooring.

BEDROOM THREE

10' 3" x 7' 2" (3.12m x 2.18m) A third bedroom with double glazed window to the rear aspect, radiator and laminate flooring.



BATHROOM

Fitted with a three piece bathroom suite featuring a panel bath with high level shower fitting, wash basin inset into vanity unit and low level WC. Part tiled walls, extractor fan and radiator.

EXTERNALLY

Externally the property benefits from an integral garage and an easy to maintain garden to the rear along with allocated parking to the front.

LOCATION

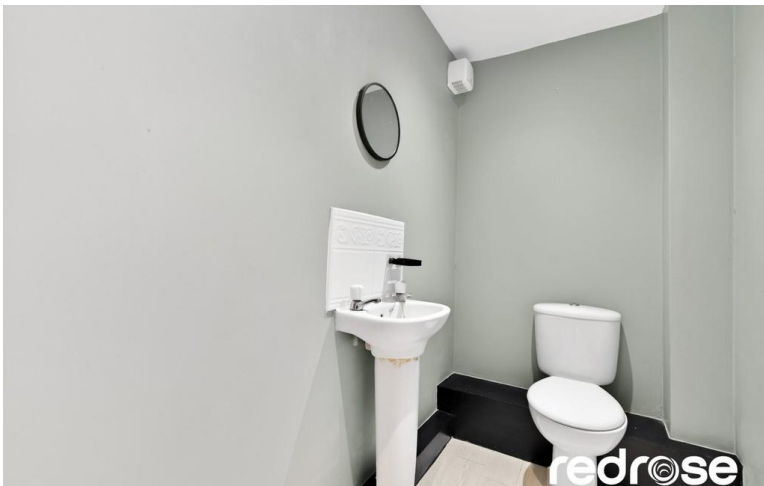
Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possibly need for young and old alike.



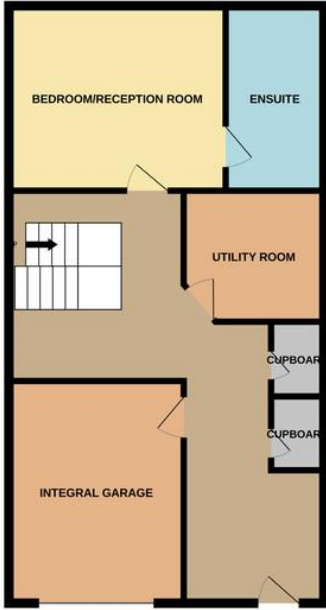
MORTGAGES

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.

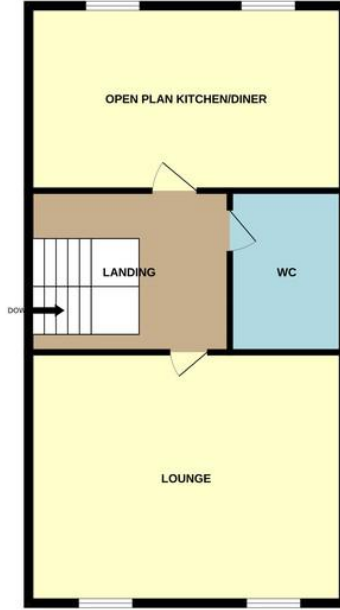




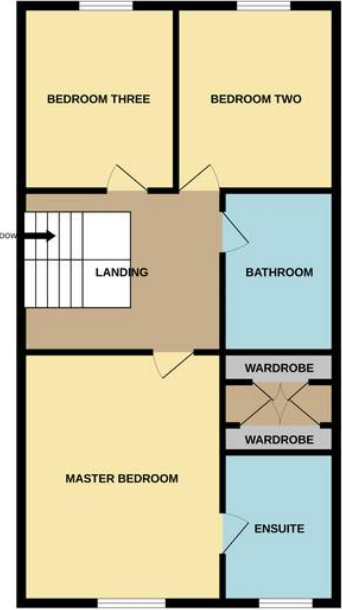
GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.2 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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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