



redrose

1 Chandlers Close

Buckshaw Village, Chorley, PR7 7DY

A modern two-bedroom mid mews property, beautifully presented and ideal for first-time buyers, investors or those looking to downsize. The accommodation offers a spacious open-plan lounge and kitchen, creating a bright and sociable living space, along with two well-proportioned bedrooms and a contem...

Guide Price £140,000

EPC Rating 'TBC'





Property Description

ENTRANCE HALL

A stylish entrance hallway, offering a practical yet impressive introduction to the property. Door to the open plan lounge and kitchen and downstairs W.C

DOWNSTAIRS W.C

A convenient ground floor WC fitted with a two-piece suite, including a wash hand basin and WC.

LOUNGE/OPEN PLAN KITCHEN

17' 1" x 16' 8" (5.21m x 5.08m) A spacious open-plan lounge kitchen, beautifully designed to create a bright and sociable living space, with ample room for both relaxing and dining, finished to a high standard throughout. Double glazed window to the front aspect, radiator, stairs to the first floor and open plan kitchen.

KITCHEN/ AREA

Fitted with a range of wall and base units with complementary work surfaces over. A sink with drainer and mixer tap, integrated electric oven, hob and extractor,



with ample worktop space and room for white goods, all finished in a clean and contemporary style.

LANDING

MASTER BEDROOM

12' 8" x 8' 5" (3.86m x 2.57m) A spacious master bedroom, beautifully presented and filled with natural light, offering a calm and inviting retreat with ample space for freestanding furnishings. Double glazed window and radiator.

BEDROOM TWO

7' 10" x 7' 6" (2.39m x 2.29m) A spacious second bedroom, well-presented and benefiting from ample natural light, offering plenty of room for furnishings.

BATHROOM

A well-appointed bathroom fitted with a modern three-piece suite, comprising a corner bath with high-level shower fitting and glazed screen, finished in a clean and practical style.

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
273 sq. ft. (25.4 sq.m.) approx.



1ST FLOOR
273 sq. ft. (25.4 sq.m.) approx.



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TOTAL FLOOR AREA: 547 sq. ft. (50.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings which have not been noted and no guarantee as to their quantity or efficiency can be given.
Rdase and Harrop CIOs

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