



redrose

22 Plantation Close

Buckshaw Village, Chorley, PR7 7GG

*****FREEHOLD. BEAUTIFULLY PRESENTED THROUGHOUT*****

Positioned within a quiet cul-de-sac, this impressive three-bedroom semi-detached home features a stylish kitchen/diner with patio doors to the rear, a spacious lounge and a superb master bedroom with walk-in wardrobe. Externally, the property benefits from a driveway for multiple vehicles and an enclosed rear garden. This is a perfect opportunity for a first time buyer first time buyer, someone looking for good transport links or a family looking to move to a highly sought after location.

Offers Over £240,000

EPC Rating 'TBC'





Property Description

HALLWAY

Welcoming entrance hallway with a panelled door leading to the cloakroom and a further door opening into the lounge.

W.C

5' 10" x 3' 4" (1.78m x 1.02m) Well-presented cloakroom fitted with a two-piece suite comprising a low level W.C. and wash hand basin, finished with vinyl flooring, radiator and ceiling light point.

LOUNGE

14' 9" x 11' 9" (4.5m x 3.58m) An inviting and generously sized lounge enjoying a front-facing double-glazed window, filling the space with natural light and warmed by a gas central heating radiator and stairs rising to the first floor.





KITCHEN/DINER

15' 5" x 8' 0" (4.7m x 2.44m) A beautifully presented kitchen/diner featuring double glazed patio doors opening onto the rear garden, along with a further double-glazed window allowing for an abundance of natural light. The kitchen is fitted with a stylish range of light cream wall and base units, complemented by coordinated light cream and stainless steel splash back. This is complimented by walnut effect work tops. Integrated appliances include a fridge/freezer, dishwasher, single electric oven and four ring hob, along with a stainless steel sink and drainer. Finished with vinyl flooring, a ceiling light point and radiator, with a panelled door leading through to the utility room.



UTILITY CUPBOARD

5' 6" x 3' 4" (1.68m x 1.02m) Space for washing machine and tumble dryer. Vinyl flooring, radiator and ceiling light point.

FIRST FLOOR

A bright first floor landing accessed via stairs, with panelled doors leading to all bedrooms and the family bathroom, creating a well-connected layout.

MASTER BEDROOM

12' 1" x 7' 10" (3.68m x 2.39m) A spacious master bedroom featuring a double glazed window to the rear aspect, allowing for plenty of natural light. The room benefits from a radiator and ceiling light point, along with a panelled door leading to a walk-in wardrobe, which also offers potential to be converted into an en-suite, subject to requirements.

WALK IN WARDROBE

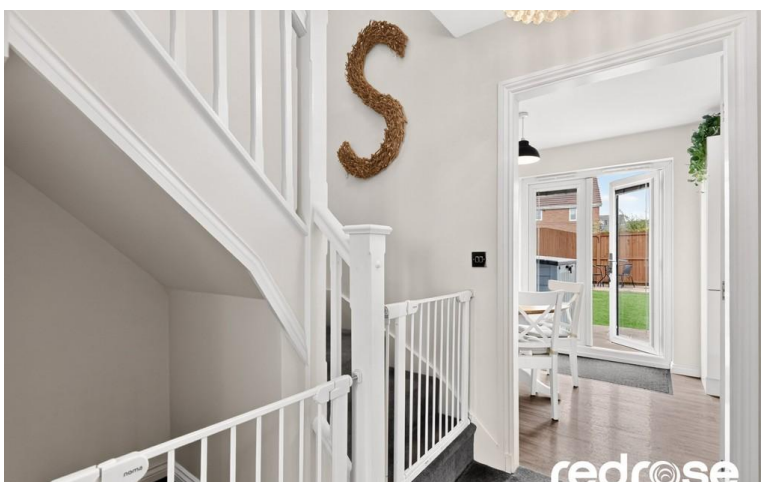
7' 10" x 3' 7" (2.39m x 1.09m) A fantastic addition to the home, this spacious walk-in wardrobe provides superb storage and is finished with a ceiling light point.

BEDROOM TWO

10' 2" x 7' 10" (3.1m x 2.39m) A well-presented bedroom with a front-facing double glazed window, warmed by gas central heating radiator and enhanced by fitted wardrobes with mirrored doors, creating both a practical and stylish space.

BEDROOM THREE

9' 6" x 7' 2" (2.9m x 2.18m) A pleasant front facing bedroom enjoying a double glazed window, creating a light and inviting space, complete with radiator and ceiling light point.





FAMILY BATHROOM

8' 6" x 6' 10" (2.59m x 2.08m) Fitted with a four-piece bathroom suite with full tiled, enclosed shower cubicle with glass door, low level WC, wash hand basin and bath with tiled surround, radiator, ceiling light point and vinyl flooring. Double glazed window to side aspect.

EXTERNALLY

An attractive and well-maintained rear garden boasting a spacious lawn with established borders, alongside a patio area directly from the kitchen/diner and an additional paved seating area-ideal for entertaining. The garden is fully enclosed with fencing and benefits from convenient side access.

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.

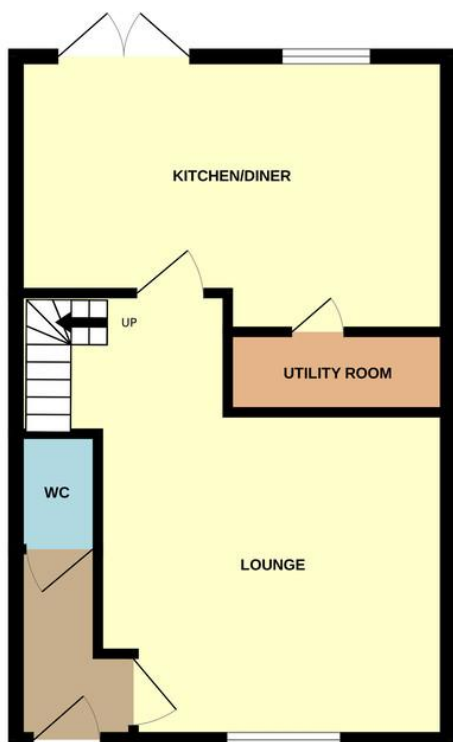
MORTGAGES

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
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 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.
Made with Metropix ©2025

%epcGraph_c_1_378%