



redrose

78 Highland Drive

Buckshaw Village, Chorley, PR7 7AD

A modern first floor apartment, offering generous, well-appointed accommodation throughout. The property boasts two spacious double bedrooms and an open-plan lounge through diner creating a superb setting for both relaxing and entertaining. The fitted kitchen is open plan to the lounge/diner with integrated electric oven and hob and space for white goods. A three piece bathroom suite. Externally, the development is set within well-maintained communal grounds and benefits from allocated parking. A superb opportunity for those seeking a refined and low-maintenance lifestyle.

Guide Price £125,000

EPC Rating '82B'





Property Description

HALLWAY

First floor hallway providing access to all rooms, entry system. Cupboard

BEDROOM TWO

9' 6" x 7' 8" (2.9m x 2.34m) A well-proportioned double bedroom offering ample space for a bed and additional furnishings. Double glazed window to the side aspect and electric heater.

MASTER BEDROOM

14' 6" x 9' 5" (4.42m x 2.87m) Spacious master bedroom with double glazed window to the side, electric heater and space for freestanding furniture.

BATHROOM

A three-piece bathroom suite in white, comprising a pedestal wash hand basin with chrome mixer tap, low-level WC, and panel bath with high level shower fitting over. Part tiled walls, extractor fan.



LOUNGE

19' 6" x 10' 10" (5.94m x 3.3m) A spacious and well-proportioned lounge with double glazed French doors opening onto a decked balcony. Electric heater and leads through to the kitchen.

KITCHEN

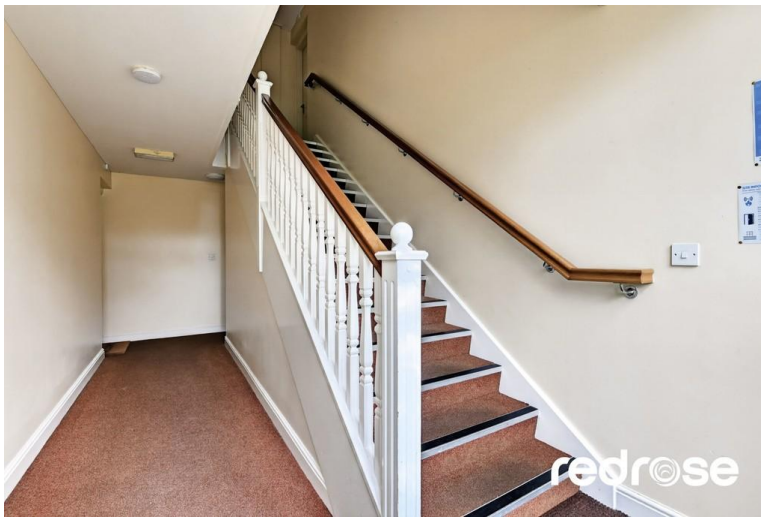
7' 11" x 7' 0" (2.41m x 2.13m) A fitted kitchen offering a range of wall and base units with work surfaces over, space for white goods, and an integrated electric oven, hob and extractor hood. Stainless steel sink with drainer and mixer tap and part tiled walls.

EXTERNALLY

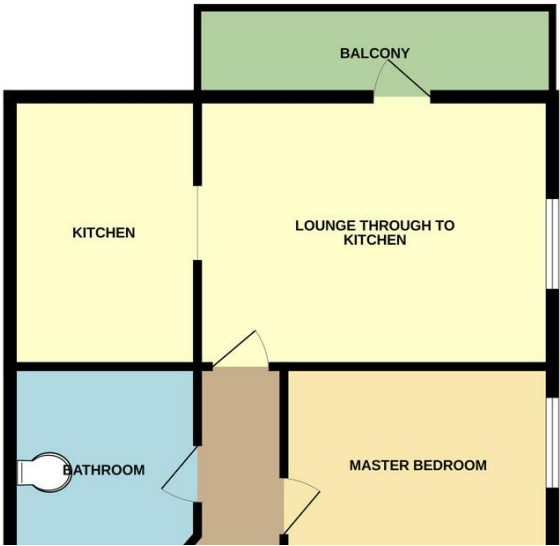
Set within attractive communal grounds with allocated parking, enjoying views over a green open space.

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.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 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 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