



redrose

45 Marine Crescent

Buckshaw Village, Chorley, PR7 7AN

A modern and well-presented four-bedroom link semi-detached home, offering spacious and versatile accommodation ideal for family living. The ground floor comprises a welcoming entrance, convenient downstairs W.C., a spacious lounge and a stylish kitchen/diner, perfect for both everyday living and en...

Offers Over £230,000

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming entrance hallway with a bright and airy feel, providing access to the main living areas and staircase to the first floor.

DOWNSTAIRS W.C

A modern three-piece bathroom suite comprising a bath, pedestal wash hand basin and WC, finished in a clean and contemporary style.

LOUNGE

11' 11" (3.63m) A spacious lounge offering a bright and comfortable living area, with ample room for furnishings and a pleasant outlook. Ideal for both relaxing and entertaining. Double glazed window to the front aspect, radiator and wooden effect floor.

KITCHEN/DINER

15' 1" x 8' 5" (4.6m x 2.57m) A spacious and well-presented kitchen/diner offering a practical and sociable space for modern family living. The kitchen provides ample



storage and worktop space, while the adjoining dining area offers plenty of room for a family dining table and chairs. A bright and versatile room, ideal for both everyday meals and entertaining. Stainless steel sink with drainer and mixer tap, integrated electric oven and hob with extractor hood and light. Space for washing machine and white goods. Part tiled walls, double glazed French door to the rear.

LANDING

Access to the first floor bedrooms and bathroom.

MASTER BEDROOM

16' 2 max" x 11' 8" (4.93m x 3.56m) A spacious master bedroom positioned above the link area, offering generous proportions and ample space for a range of bedroom furniture. A bright and comfortable room providing a relaxing retreat. Two double glazed Velux windows to the rear aspect, radiator and door to ensuite.



ENSUITE

A well-presented three-piece bathroom suite comprising of a walk in tiled shower cubicle, wash hand basin and low level WC, finished with modern fittings.

BEDROOM TWO

13' 8" x 8' 7" (4.17m x 2.62m) A well-proportioned double bedroom offering ample space for bedroom furniture, with a bright and comfortable feel throughout. Double glazed to the front aspect, radiator and double fitted wardrobe with sliding part mirrored doors.



BEDROOM THREE

10' 9" x 8' 9" (3.28m x 2.67m) A spacious double bedroom offering generous proportions, ample room for furniture and a bright, comfortable feel. Double glazed window to the rear and radiator.

BEDROOM FOUR

10' 6" x 6' 2" (3.2m x 1.88m) A versatile fourth bedroom offering a comfortable and well-presented space, ideal as a bedroom, guest room or home office. Double glazed window to the front aspect, radiator and storage cupboard.



BATHROOM

A stylish three-piece bathroom suite comprising a panelled bath, half pedestal wash hand basin and WC, complemented by an inset vanity unit. Finished in a modern and contemporary style. Double glazed frosted window to rear.

EXTERNALLY

To the front, the property benefits from a well-maintained



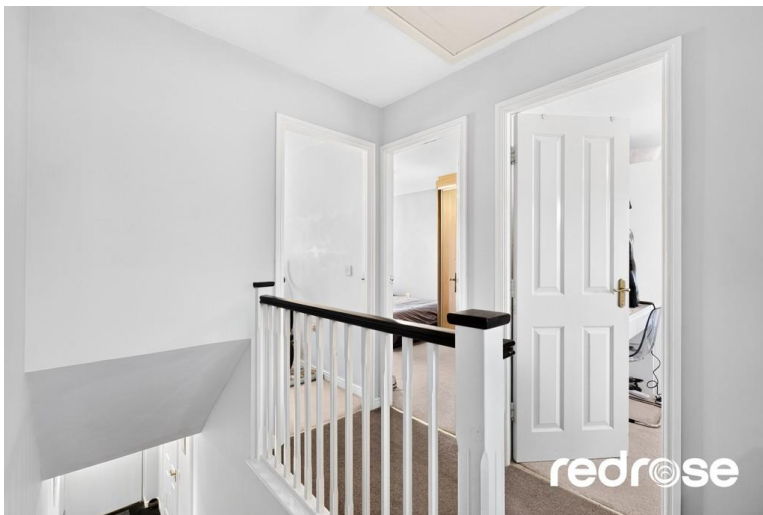
artificial lawn, creating an attractive and low-maintenance garden area. The garden to the rear, the property benefits from a private and enclosed garden with a circular patio area and low-maintenance artificial lawn, all enclosed by fencing.

LOCATION

Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.

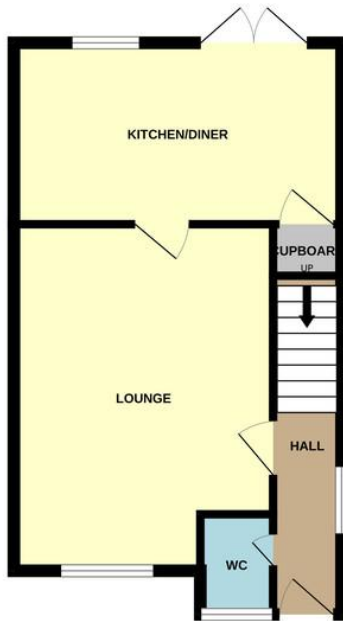
MORTGAGES

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.

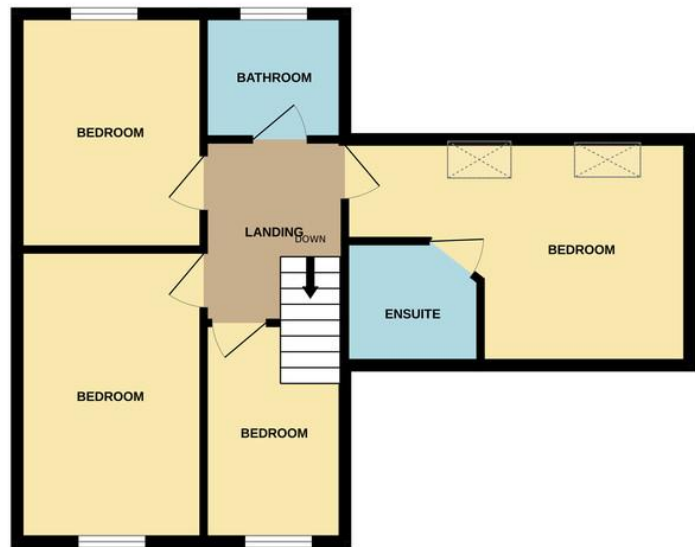




GROUND FLOOR



1ST FLOOR



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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