



redrose

16a Horseshoe Drive

Buckshaw Village, Chorley, PR7 7GQ

Redrose are delighted to present this charming three-bedroom semidetached property, ideally situated in the highly sought after Buckshaw Village. This home offers a perfect blend of modern comfort and practical living, making it an excellent choice for first time buyers, small families or couples seeking a well-maintained residence in a vibrant community. The interior boasts a neutral colour palette throughout, providing a blank canvas for new owners to personalise. From the welcoming entrance hallway, access is granted to a contemporary fitted kitchen and a bright, expansive living room that seamlessly connects to the private rear garden. A convenient ground floor cloakroom adds to the property's functionality.

Offers Over £230,000

EPC Rating '77C'





Property Description

HALLWAY

A light and inviting space, providing a warm welcome into the home. From here, there is direct access to the kitchen, living room, and the ground floor cloakroom. Stairs lead upwards to the first floor accommodation.

DOWNSTAIRS W.C

Conveniently located on the ground floor, this essential room comprises a low flush WC and a pedestal hand wash basin. An obscured window ensures privacy and ventilation.

KITCHEN

9' 10" x 6' 9" (3m x 2.06m) This contemporary kitchen is fitted with a range of modern white gloss base and wall units, beautifully complemented by wood effect laminate work surfaces. It includes an integrated oven, hob, and extractor fan, alongside ample space for a freestanding fridge freezer. A window overlooks the front aspect, ensuring natural light.





LOUNGE/DINER

19' 4" x 13' 8" (5.89m x 4.17m) A generously sized and bright reception room, offering abundant space for both relaxation and dining. The room features neutral decor and soft carpeting, creating a comfortable atmosphere. Patio doors provide direct access and views to the private rear garden, enhancing the indoor outdoor flow.

LANDING

The landing provides access to all three bedrooms and the main family bathroom. A window to the side aspect allows for natural light, brightening the upper hallway.



MASTER BEDROOM

13' 8" x 9' 5" (4.17m x 2.87m) A spacious and airy double bedroom located at the front of the property. It features two large windows that flood the room with natural light, alongside neutral decor and comfortable carpeting, creating a peaceful retreat.

BEDROOM TWO

9' 4" x 7' 7" (2.84m x 2.31m) Another well proportioned bedroom, situated at the rear of the property. This room benefits from a window overlooking the private garden, offering a quiet and pleasant outlook.



BEDROOM THREE

9' 2" x 5' 10" (2.79m x 1.78m) A versatile single bedroom, also positioned at the rear with views of the garden. This room is perfectly suited for use as a child's bedroom, a guest room, or a dedicated home office.

BATHROOM

Equipped with a modern three piece suite, featuring a panelled bath with a shower over, a pedestal hand wash basin, and a low flush WC. The walls are partially tiled around the bath and basin, and an obscured window provides natural light and ventilation.

EXTERNALLY

The front of the property presents a neat and tidy appearance. A paved driveway extends to the side of the house, providing convenient off road parking for multiple vehicles. A private and enclosed outdoor space, ideal for relaxation and entertaining. The garden is predominantly laid to lawn, with a paved patio area immediately adjacent to the living room patio doors, perfect for al fresco dining. Fenced boundaries ensure privacy and security.





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.

TENURE

Tenure: Leasehold

EPC: C

Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 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 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