



redrose

7 Elan Place

Buckshaw Village, Chorley, PR7 7JE

This impeccably designed 4-bedroom semidetached townhouse that defines modern luxury across three expansive levels. A welcoming hallway and a spacious open plan living and dining area/kitchen ideal for both intimate evenings and upscale entertaining. To the ground floor there is a study, and downstairs W.C. Master Bedroom served by ensuite to the first floor and a further double bedroom. To the second floor there are two more double bedrooms and bathroom. At the heart of the home lies a modern fitted kitchen, featuring custom cabinetry, countertops, and integral appliances.

Asking Price Of £235,000

EPC Rating 'c'





Property Description

HALLWAY

This welcoming hallway connects the main living areas of the home with the bedrooms and bathrooms. It features clean walls, durable flooring, and ample lighting, making it easy to navigate throughout the day and night. The hallway provides easy access to each room and helps create a smooth flow between spaces.

STUDY

9' 3" x 6' 2" (2.82m x 1.88m) This quiet and comfortable study offers an ideal space for work, reading, or focused activities. Featuring a double-glazed window for natural light, and enough room for a desk and seating, it's a practical addition to the home. Whether used as a home office or a quiet space for study, this space provides privacy and functionality.

DOWNSTAIRS W.C

Conveniently located on the ground floor, this downstairs W.C. offers a practical and accessible guest toilet. It features a modern toilet and basin, tiled flooring, and a compact yet functional layout-perfect for everyday use.





and visitor convenience.

OPEN PLAN LOUNGE/KITCHEN DINER

23' 6" x 12' 10" (7.16m x 3.91m) This spacious open-plan lounge, kitchen, and dining area forms the vibrant heart of the home, designed for both everyday living and entertaining. The seamless layout creates a bright and airy space, with large windows or patio doors allowing natural light to flood in.

The modern kitchen features ample worktop space, sleek cabinetry, and integrated appliances, flowing effortlessly into the dining area-perfect for family meals or hosting guests. The lounge area offers a comfortable setting to relax, with plenty of room for seating and direct views across the entire open space, enhancing the sense of connection and warmth.

Stylish, functional, and sociable, this open-plan design offers the perfect balance of comfort and practicality.

FIRST FLOOR LANDING

With access to the first floor bedrooms, loft hatch which has ample storage space and a pull down ladder. A family bathroom with three-piece suite.

MASTER BEDROOM

12' 10" x 10' 2" (3.91m x 3.1m) The master bedroom offers a spacious and comfortable retreat, designed with relaxation in mind. Generously sized, it features ample natural light, soft carpeting (or sleek flooring), and neutral décor that creates a calming atmosphere. A built-in wardrobe or walk-in closet provides plenty of storage, while the room easily accommodates a king-size bed and additional furnishings.

Often complemented by an en-suite bathroom, this master suite combines privacy and practicality-making it the perfect place to unwind at the end of the day.

ENSUITE

7' 0" x 05' 1" (2.13m x 1.55m) This stylish ensuite bathroom is the perfect private retreat, featuring a spacious shower, a modern washbasin, and a toilet. With sleek tiling and contemporary fixtures, the design creates a clean and relaxing atmosphere. Thoughtfully designed for convenience and comfort, this ensuite provides a functional yet luxurious space, directly accessible from the master bedroom.





BEDROOM TWO

12' 11" x 10' 0" (3.94m x 3.05m) This well-proportioned double bedroom offers a comfortable and versatile space, ideal for guests, family members, or a home office conversion. It easily accommodates a double bed along with bedside tables and additional furnishings. A large window brings in natural light, while built-in or freestanding storage options help keep the space organized. Neutral décor provides a blank canvas, ready to suit any style or purpose.

SECOND FLOOR LANDING

With access to the second-floor bedrooms and bathroom



BEDROOM THREE

12' 10" x 11' 5" (3.91m x 3.48m) This well-proportioned double bedroom offers a comfortable and versatile space, ideal for guests, family members, or a home office conversion. It easily accommodates a double bed along with bedside tables and additional furnishings. A large window brings in natural light, while built-in or freestanding storage options help keep the space organized. Neutral décor provides a blank canvas, ready to suit any style or purpose.

BEDROOM FOUR

12' 10" x 7' 6" (3.91m x 2.29m) This well-proportioned double bedroom offers a comfortable and versatile space, ideal for guests, family members, or a home office conversion. It easily accommodates a double bed along with bedside tables and additional furnishings. A large window brings in natural light, while built-in or freestanding storage options help keep the space organized. Neutral décor provides a blank canvas, ready to suit any style or purpose.



FAMILY BATHROOM

This well-equipped family bathroom features a bathtub with an overhead shower, a modern washbasin, and a toilet. The clean, simple design includes neutral tiling, offering easy maintenance and a bright, airy feel. Perfect for daily routines, it provides a functional space for the entire family.





EXTERNALLY

A welcoming front door approach with a lawned area and pathway to the front door. To the rear there is a garden which is mainly laid to lawn and South West facing with fenced enclosed boundaries. Gated access to two designated parking spaces.

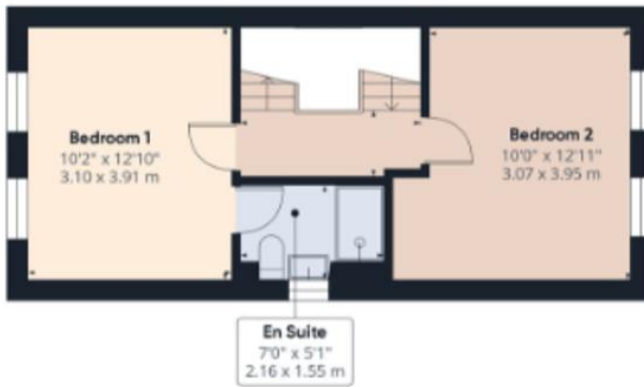


Aerial boundary view for illustrative purposes only

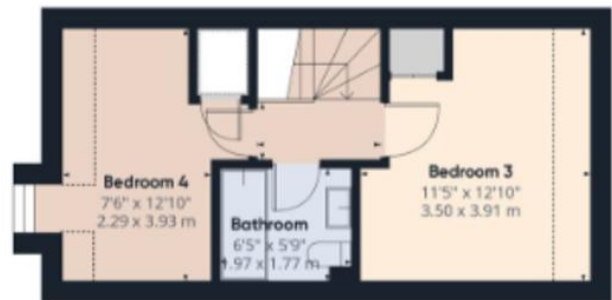




Floor 1



Floor 2



Floor 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		