



redrose

90 Main Street

Buckshaw Village, Chorley, PR7 7BZ

This charming and well-appointed 2-bedroom coach house offers a unique blend of character, privacy, and modern convenience. Set above a private garage, the home benefits from its own front entrance and detached feel, making it ideal for those seeking a low-maintenance, stylish property with added independence. Inside, the property features a bright and airy open-plan living space, combining the lounge, dining area, and kitchen into a versatile layout perfect for relaxing or entertaining. The kitchen is fully fitted with contemporary units, integrated appliances, and ample worktop

Offers Over £165,000

EPC Rating '73 C'





Property Description

HALLWAY

A welcoming hallway with doors to the cloakroom W.C and garage. Stairs rising to the first floor

DOWNSTAIRS CLOAKROOM W.C

Fitted with a two piece suite comprising pedestal wash hand basin and low level W.C Tile splash backs.

LOUNGE / DINER

19' 2" x 12' 10" (5.84m x 3.91m) A spacious lounge offers an open and inviting atmosphere, designed for comfort and relaxation. With ample room to move, it features generous seating, natural light, and a well-balanced layout. The airy feel enhances the sense of tranquillity, making it an ideal space for unwinding or entertaining guests. There is a feature fireplace with wooden surround and dual aspect windows.





KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m) Fitted with a range of modern contrasting wall and base units with complimentary work surfaces over. Integrated electric over with four ring gas hob, extractor hood and courtesy light. Space for white goods, Bowl and half sink, drainer and mixer tap. Part tiled walls, tiled flooring, double glazed window and double panel radiator.

MASTER BEDROOM

14' 10" x 12' 5" (4.52m x 3.78m) A spacious master bedroom with double glazed window to the front aspect, double panel radiator, fitted wardrobes with hanging space and shelving.



BEDROOM TWO

8' 9" x 8' 1" (2.67m x 2.46m) Another good size room with double glazed window to the rear aspect and radiator.

BATHROOM

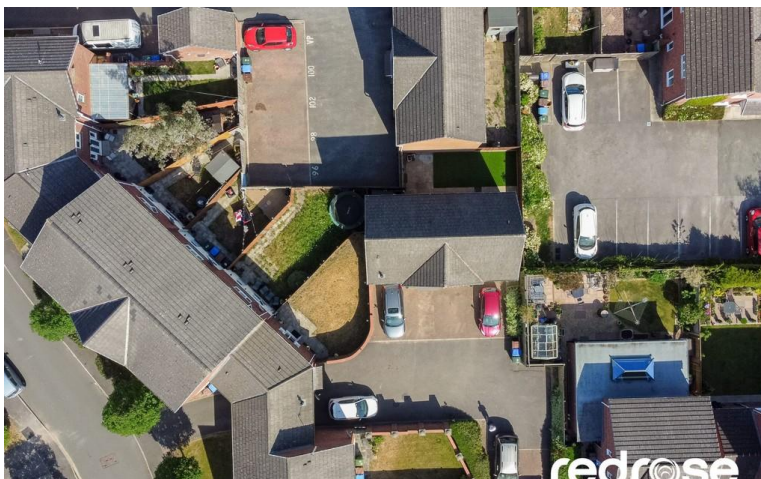
8' 9" x 8' 1" (2.67m x 2.46m) Fitted with a three-piece suite comprising of panel bath with mixer tap and high-level shower fitting and glazed screen. Pedestal was hand basin with mixer tap and low-level W.C. Part tiled walls, double glazed frosted window to the rear aspect. Heated towel radiator.

GARAGE

19' 5" x 8' 5" (5.92m x 2.57m) An integral garage with up and over door, power and light.

EXTERNALLY

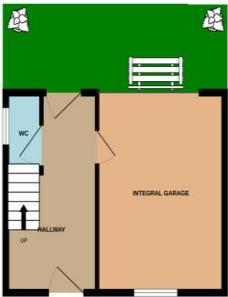
The property benefits from off road parking leading to the garage to the front and then a paved patio area and mainly laid to lawn with enclosed boundaries.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for 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 Metagpa 10/25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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