



redrose

8 Border Drive

Buckshaw Village, Chorley, PR7 7HG

*** NO CHAIN ***

This charming 3-bedroom detached home offers the perfect balance of privacy, space, and contemporary style, making it an ideal setting for family living. Set against a tranquil backdrop, the property features a spacious living room with double glazed window to the front aspect creating a bright, airy atmosphere. The kitchen is the hub of the home with sleek cabinetry, high-end appliances, and a breakfast bar that serves as both a functional workspace and a social hub for gatherings. The dining area flows effortlessly from the kitchen, offering ample space for family meals and entertaining guests.

Offers Over £290,000

EPC Rating '79'





Property Description

ENTRANCE HALLWAY

The entrance hallway serves as a graceful introduction to the home, enhancing the sense of space and illuminating every carefully chosen detail. Stairs rising to the first floor.

LOUNGE

17.2' 11.6" (5.46m This spacious and effortlessly stylish and impeccably composed modern lounge offers contemporary comfort. Anchored by low-profile furnishings with clean silhouettes, the space is open and inviting, designed for both relaxation and refined entertaining. Double glazed window to the front elevation and double panel radiator. A modern fireplace set within adds warmth and ambiance. This is a lounge where function meets finesse - contemporary, comfortable, and undeniably cool.





DOWNSTAIRS CLOAKROOM W.C

The downstairs cloakroom is fitted with a two-piece suite comprising of wash hand basin with tiled splash back and low level W.C. Tiled splash back.

KITCHEN/DINER

17.11' 13.7" (5.51m A seamless blend of form and function, this modern kitchen/diner is the heart of the home - open, sociable, and effortlessly stylish. At its centre. Clean-lined cabinetry, pairs with high-end integrated appliances and streamlined surfaces. The dining area flows effortlessly from the kitchen, creating a space that's as perfect for everyday living as it is for entertaining. This is modern living - open-plan, functional, and undeniably chic.



UTILITY ROOM

A useful utility room with space for white goods.

LANDING

Access to the loft hatch and all first floor bedrooms.

MASTER BEDROOM

11.10' 11.6" (3.63m A serene sanctuary of style and comfort, the master bedroom is designed to exude calm, elegance, and understated luxury. Fitted wardrobes with hanging space and shelving. Double glazed window to the front elevation and double panel radiator. This master suite offers a refined retreat - effortlessly modern, deeply comfortable, and tailored for rest.



ENSUITE

Compact yet beautifully designed, this modern 3-piece ensuite maximises space without compromising on style. Featuring a sleek wall-hung toilet, contemporary basin with integrated storage, and a frameless glass shower enclosure, the layout is streamlined and efficient. Thoughtfully designed for comfort and convenience, this ensuite offers everyday luxury in a perfectly balanced footprint.

BEDROOM TWO

11.6' 9.10" (3.58m Another good sized double bedroom is designed to provide both rest and relaxation. Thoughtful storage solutions, allowing the focus to remain on the room's soothing, uncluttered aesthetic. This double bedroom strikes the perfect balance between modern luxury and homely comfort, a space where relaxation comes easily. Double glazed window to the rear aspect and radiator.



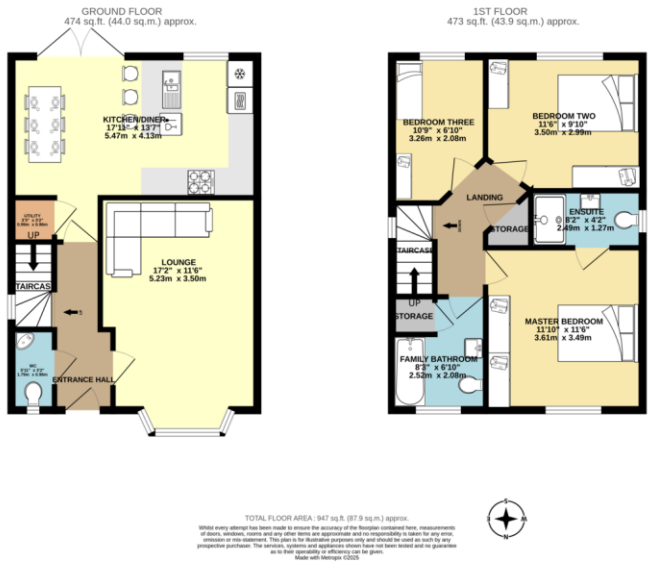
BEDROOM THREE

10.9' 6.10" (3.2m A light and airy third bedroom with double glazed window to the rear aspect and radiator.



FAMILY BATHROOM
Fitted with a three-piece suite comprising panel bath high level shower fitting, wash hand basin inset into vanity unit and low-level W.C. Part tiled walls, double glazed window to the front aspect and heated radiator.

EXTERNALLY
Driveway approach providing off road parking leading to detached garage and plants and shrub borders. The garden to the rear is mainly laid to lawn with wooden decking and fenced enclosed boundaries.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
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