



**redrose**

**30 Baker Close**

Buckshaw Village, Chorley, PR7 7BX

**Modern Three-Bedroom End-Terrace Home**

A stylish and well-presented three-bedroom end-terrace, offering modern living in a popular residential location. This property features a bright open plan living and dining area, a contemporary kitchen with integrated appliances, and three generously sized bedrooms. Outside, enjoy a private rear garden and allocated parking. Ideally located close to schools, shops, and excellent transport links — perfect for families, first-time buyers, or investors.

**Guide Price**

EPC Rating '78c'





## Property Description

### HALLWAY

Front door leading to the welcoming hallway with stairs rising to the first floor, radiator and laminate flooring.

### LOUNGE

16' 2" x 9' 8" (4.93m x 2.95m) A light and bright spacious lounge with double glazed window to the front aspect, double panel radiator and double doors leading to the kitchen/diner

### KITCHEN/DINER

16' 6" x 9' 10" (5.03m x 3m) A well-designed, fully fitted kitchen offering plenty of storage, durable worktops, and easy-to-clean surfaces. Includes integrated appliances comprising of electric oven and four ring gas hob with extractor and light and fridge freezer. Sink, drainer and mixer tap, Double glazed French doors to the rear garden. double panel radiator, storage cupboard and laminate flooring. An efficient use of space, providing a functional and convenient area ideal for everyday cooking and meal preparation."





#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising pedestal wash hand basin with tiled splash back and low level W.C. Double glazed frosted window to the side aspect and radiator.

#### LANDING

Access to the loft hatch, double glazed window and access all first floor rooms.

#### MASTER BEDROOM

11.9' 9" x 11' (3.58m x 3.35m) Spacious Master Bedroom A comfortable and well-proportioned master bedroom offering ample space along with built-in storage cupboard. Designed for practicality and comfort, the room provides a quiet retreat with neutral décor, ready to personalise."

#### ENSUITE

A convenient ensuite shower room featuring a shower enclosure, wash basin, and WC. Designed for everyday practicality with easy-to-clean finishes and a modern, space-efficient layout."



#### BEDROOM TWO

14' 2 max" x 9' 11" (4.32m x 3.02m) A generously sized double bedroom, ideal for use as a guest room, home office, or additional family bedroom. Offers plenty of space for bedroom furniture with neutral décor, ready to move in and personalise."



#### BEDROOM THREE

9' 9" x 6' 4" (2.97m x 1.93m) A useful single bedroom, ideal for a child's room, home office, or guest space. Offers enough room for a single bed and additional furniture, with neutral décor and a practical layout."

#### FAMILY BATHROOM

A functional bathroom fitted with a three-piece suite, including a bath with shower over, wash basin, and WC. Finished with easy-to-maintain surfaces, providing a practical space for everyday use."



#### EXTERNALLY

A good-sized rear garden mainly laid to lawn with a paved patio area, providing an ideal space for outdoor seating, entertaining, or family use. The garden is enclosed for privacy and easy to maintain."

#### GARAGE

Single garage, featuring a convenient up-and-over door. Offers secure parking and versatile storage space, easily accessible from the driveway or garden."



TOTAL FLOOR AREA: 1627 sq. ft. (151.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of plots, rooms, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Hoxton (2023)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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