



**redrose**

**21 Hampshire Avenue**

Buckshaw Village, Chorley, PR7 7DF

Discover this beautifully presented, contemporary three-bedroom property designed for modern living. The spacious lounge flows seamlessly into a stylish kitchen/diner — perfect for family meals and entertaining guests. A versatile snug or home office provides the ideal space for work or relaxation. Conveniently located downstairs, a sleek W.C. Upstairs, you'll find three well-proportioned bedrooms alongside a family bathroom. Outside, enjoy a low-maintenance garden featuring artificial grass, offering a perfect blend of style. Two parking spaces and the option to rent a single garage.

**Offers Over £230,000**

EPC Rating '77C'





## Property Description

### HALLWAY

Recently fitted composite front door leading to a bright, stylish hallway featuring quality finishes, elegant flooring, and warm lighting-designed for both comfort and visual appeal. Stairs rising to the first floor, Karndean flooring and radiator

### LOUNGE

15' 5" x 9' 9" (4.7m x 2.97m) This expansive lounge is bathed in natural light, creating a warm and uplifting atmosphere throughout the day. Thoughtfully designed with modern aesthetics and comfort in mind, the lounge offers the perfect setting for both relaxed living and stylish entertaining. Double glazed window to the front aspect, radiator and newly fitted plush carpeting.

### SNUG/OFFICE

6' 7" x 3' 11" (2.01m x 1.19m) A versatile space designed for comfort and focus. Whether used as a cosy snug for quiet relaxation or a dedicated home office, this room offers a peaceful retreat within the home. Double glazed







window to the front aspect, radiator and newly fitted plush carpet.

#### KITCHEN/DINER

18' 0 max" x 16' 11 max" (5.49m x 5.16m) A beautifully designed open-plan kitchen and dining area that seamlessly blends practicality with style. The modern kitchen features high-quality appliances, ample storage, and elegant worktops-ideal for both everyday cooking and entertaining. Bright, spacious, and functional, this kitchen/diner is truly the heart of the home. Sink with drainer and mixer. integrated electric oven with four ring gas hob, extractor hood and curtesy light. Space for white goods. Double glazed window to the rear, radiator and Karndean flooring.



#### CLOAKROOM W.C

A sleek and convenient ground-floor cloakroom featuring a modern white two-piece suite, including a low-level WC and a stylish pedestal basin. Clean lines and neutral tones create a fresh, contemporary finish-ideal for guests and everyday use. Double glazed frosted window to the rear aspect and radiator.

#### LANDING

Double glazed window to the side aspect, access to the first floor bedrooms and bathroom and newly fitted push carpet.



#### MASTER BEDROOM

11' 11" x 10' 0" (3.63m x 3.05m) A spacious and tranquil retreat designed for comfort and relaxation. Featuring generous proportions, soft natural light, and ample storage, this master bedroom provides the perfect sanctuary. Elegant finishes and a calming colour palette create a restful atmosphere, making it an ideal personal haven at the end of the day. Double glazed window to the front aspect, radiator and newly fitted plush carpet.

#### ENSUITE

A crisp, white ensuite bathroom featuring a modern walk in tiled shower cubicle, pedestal wash hand basin with chrome mixer tap and low level WC. Clean, bright, and elegantly designed, it offers a fresh and functional space for comfort and privacy. Double glazed frosted window to the rear aspect and radiator.

#### BEDROOM TWO

0" x 0' 0" (0m x 0m) A spacious double bedroom offering plenty of natural light and ample room for furniture. Ideal as a comfortable guest room, child's bedroom, or versatile living space, it combines practicality with a welcoming atmosphere. Double glazed window to the side aspect, radiator and newly fitted plush carpet.







### BEDROOM THREE

10' 0" x 6' 5" (3.05m x 1.96m) A flexible space that can serve as a comfortable bedroom or a productive home office. Bright and thoughtfully designed, it offers versatility to suit your lifestyle needs-whether for restful nights or focused work. Double glazed window to the side aspect, radiator and newly fitted plush carpet.

### FAMILY BATHROOM

This bright and inviting bathroom features a classic white panel bath, pedestal wash hand basin with chrome mixer tap and low level WC. The white fixtures create a clean and timeless look. Double glazed frosted window to the rear aspect and radiator.



### EXTERNALLY

To the front there is a decorative stone garden with pathway to the front door.

Whilst to the rear there is a low maintenance landscaped garden which is mainly laid to lawn with artificial grass, patio area and fenced enclosed boundaries. A gate leading to the parking area with two spaces.

### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possible need for young and old alike.



### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.









Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		