



redrose

29 Spennymoor Close

Buckshaw Village, Chorley, PR7 7GL

An impressive executive detached residence offering spacious and versatile living accommodation. The ground floor features a spacious lounge leading to the recently fitted open plan kitchen/ family entertaining room with high spec kitchen creating the perfect balance of family living and entertaining space. Upstairs, four well-proportioned double bedrooms provide ample comfort, including a generous master bedroom with ensuite and family bathroom. Externally, the property boasts landscaped front and rear gardens, a private driveway, and an attached garage, adding both convenience and kerb appeal. Situated in a sought-after residential location, this home is close to excellent schools, local amenities, and transport links—ideal for families and professionals alike.

Guide Price £340,000

EPC Rating '75C'





Property Description

HALLWAY

A bright and inviting hallway providing a warm first impression of the home. Stairs rising to the first floor and radiator.

LOUNGE

14' 7" x 12' 7" (4.45m x 3.84m) A bright and generously sized lounge with ample space for both relaxing and entertaining, this inviting room is enhanced by tasteful décor and a welcoming atmosphere, making it the perfect heart of the home. Modern fireplace with living flame electric fire set within. Double glazed window to the front aspect. Laminate flooring, doors leading to the dining room and double panel radiator.

OPEN PLAN KITCHEN/ FAMILY ENTERTAINING ROOM

29' 11" x 24' 0" (9.14m x 7.33m) A beautifully appointed fitted kitchen, designed to cater to modern family life and entertaining. Boasting a comprehensive range of recently fitted contemporary wall and base units, sleek work surfaces, and integrated appliances, it combines style with





practicality. Ample space allows for informal dining or socialising while cooking, and the open layout provides seamless access to the dining and kitchen areas. Double glazed window to the rear aspect and a garden-facing aspect ensure the room is light and welcoming, making it the heart of the home for both everyday life and special occasions. Sink, drainer and mixer tap, part tiled walls, radiator and LVT flooring compliment the flooring.

UTILITY AREA

A useful and well-planned utility room providing additional storage and workspace, with plumbing for laundry appliances and direct access to the garden. Perfect for keeping household tasks separate from the main kitchen and maintaining a clutter-free living space. Base units with complimentary work surfaces over and space for white goods. Door to the rear garden.



DOWNSTAIRS W.C

A modern and practical downstairs cloakroom comprising a low-level W.C. and wash hand basin with tiled splash back, finished in a neutral style-ideal for guests and everyday family use.

FIRST FLOOR LANDING

Access to all first floor rooms, radiator and access to the loft hatch.



MASTER BEDROOM

11' 10" x 11' 7" (3.61m x 3.53m) A generously sized master bedroom offering a calm and inviting retreat, enhanced by double glazed windows that fill the room with natural light to the front aspect and radiator. Tastefully decorated with ample space for wardrobes and furnishings, it provides both comfort and style, making it the perfect sanctuary within the home.

ENSUITE

6' 9" x 4' 6" (2.06m x 1.37m) A modern en-suite shower room adjoining the master bedroom, fitted with a contemporary suite comprising a shower enclosure, wash basin, and low-level W.C. Finished with stylish tiling and quality fittings, it offers both convenience and comfort. Double glazed frosted window to the side aspect and heated towel radiator.



BEDROOM TWO

13' 3" x 8' 7" (4.04m x 2.62m) A bright and well-proportioned double bedroom, offering plenty of space for furniture and storage. Neutral décor and large windows create a light and welcoming atmosphere, making it ideal for family, guests, or versatile use as a home office. Double glazed window to the front aspect and panel radiator.



BEDROOM THREE

12' 3" x 8' 6" (3.73m x 2.59m) A bright and well-proportioned double bedroom, offering plenty of space for furniture and storage. Neutral décor and double glazed window to the rear aspect create a light and welcoming atmosphere and radiator making it ideal for family, guests, or versatile use as a home office. Built in wardrobes providing hanging space and shelving.

BEDROOM FOUR

11' 7" x 9' 0" (3.53m x 2.74m) A comfortable and versatile double bedroom with space for a bed and additional furnishings. Light and neutral décor creates a bright, welcoming atmosphere, making it suitable as a child's room, guest bedroom, or study. Double glazed window to the front aspect and double panel radiator.



FAMILY BATHROOM

A stylish and practical family bathroom featuring a modern three-piece suite, including a panel bath with high and low level shower fitting and glazed shower screen, pedestal wash basin with chrome mixer tap and low level W.C. Neutral tiling and contemporary fixtures create a bright, clean, and inviting space suitable for all the family. Double glazed window to the front aspect and radiator.

GARAGE

17' 9" x 8' 7" (5.41m x 2.62m) A convenient attached garage offering secure parking and additional storage space, with direct access to the home for ease of use. Ideal for vehicles, bikes, or household storage, it combines practicality with accessibility.



EXTERNALLY

The property is complemented by well-maintained front and rear gardens, offering both curb appeal and private outdoor space. A driveway and garage provide ample parking, while the rear garden is ideal for relaxing, entertaining, or family activities. Additional outbuildings, such as a brick-built office or storage shed, add versatility and convenience.





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 possibly need for young and old alike.



MORTGAGES

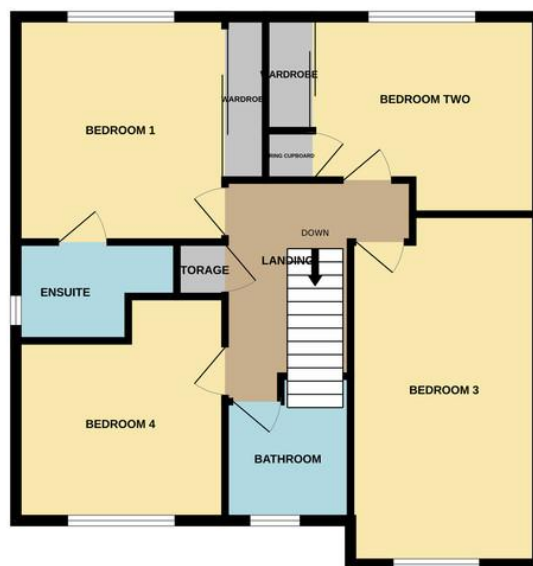
If you would like a free mortgage consultation our financial adviser will be able to meet with, you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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