



redrose

35 Old Worden Avenue

Buckshaw Village, Chorley, PR7 7DG

***** AN IMPRESSIVE EXECUTIVE DETACHED WITH DOUBLE GARAGE RESIDENCE *****

which offers spacious and versatile living accommodation, set within generous gardens.

The ground floor features two elegant reception rooms, a modern fitted kitchen, a separate utility room and downstairs W.C, creating the perfect balance of family living and entertaining space. Upstairs, four well-proportioned bedrooms provide ample comfort, including a generous master bedroom with ensuite and a stylish family bathroom. Externally, the property boasts landscaped front and rear gardens, a private driveway, and a double garage, adding both convenience and kerb appeal. Situated in a sought-after residential location, this home is close to excellent schools, local amenities,

Offers Over £390,000

EPC Rating '79C'





Property Description

HALLWAY

A bright and welcoming entrance hallway that sets the tone for the home, featuring period details and ample space. Its generous proportions provide a smooth flow to the ground floor living areas, creating an immediate sense of warmth and character. Stairs rising to the first floor, double panel radiator.

DOWNSTAIRS W.C

A modern and practical downstairs cloakroom comprising a low-level W.C. and wash basin, finished in a neutral style-ideal for guests and everyday family use. Double glazed frosted window and radiator.

LOUNGE

21' 3" x 11' 5" (6.48m x 3.48m) A bright and generously sized lounge enjoying dual-aspect windows that flood the room with natural light throughout the day. 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.





Double glazed window and double panel radiator

DINING ROOM/RECEPTION ROOM

9' 6" x 8' 10" (2.9m x 2.69m) A versatile reception room currently used as a dining room, offering ample space for family meals or entertaining guests. Well-proportioned and light-filled, it can easily be adapted as a second sitting room, playroom, or home office, making it a practical and flexible addition to the home. Double glazed window and double panel radiator

KITCHEN

11' 9" x 8' 10" (3.58m x 2.69m) A stylish and well-equipped fitted kitchen offering a range of contemporary wall and base units with complementary work surfaces and tiled splashbacks. Designed with both practicality and style in mind, it benefits from integrated appliances, ample storage, and a pleasant outlook over the rear garden - making it the perfect space for everyday family living and entertaining. Sink, with drainer and mixer tap, part tiled walls, double glazed window to the rear aspect and radiator.



UTILITY ROOM

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.



LANDING

First floor landing with access to the bedrooms and bathroom

MASTER BEDROOM

11' 9" x 9' 10" (3.58m x 3m) A generously sized master bedroom offering a calm and inviting retreat, enhanced by large windows that fill the room with natural light. Tastefully decorated with ample space for wardrobes and furnishings, it provides both comfort and style, making it the perfect sanctuary within the home. Double glazed window to the rear aspect and double panel radiator.



ENSUITE

A modern ensuite 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 rear aspect and heated towel radiator.

BEDROOM TWO

11' 9" x 8' 10" (3.58m x 2.69m) 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 rear aspect and double panel radiator.

BEDROOM THREE

8' 10" x 8' 10" (2.69m x 2.69m) A comfortable and versatile 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.



BEDROOM FOUR

8' 10" x 8' 2" (2.69m x 2.49m) A comfortable and versatile 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 to the front aspect and double panel radiator.

BATHROOM

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



DOUBLE GARAGE

18' 0" x 17' 8" (5.49m x 5.38m) A spacious double garage providing secure parking for two vehicles and additional storage space. Conveniently located with direct access to the driveway, it adds both practicality and value to the home.

EXTERNALLY

The property is complemented by well-maintained front and rear gardens, offering both curb appeal and private outdoor space. A driveway and double garage provide ample parking, while the rear garden is ideal for relaxing, entertaining, or family activities being mainly laid to lawn with a paved patio area and fenced enclosed boundaries.

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.

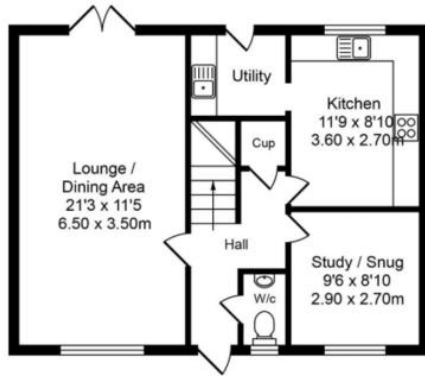
MORTGAGES

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.



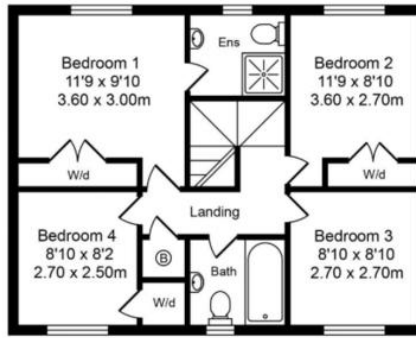
Total Approx. Floor Area 1496 Sq.ft. (138.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



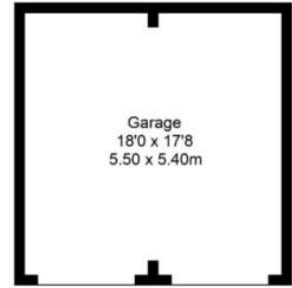
Ground Floor

Approx. Floor
Area 588 Sq.Ft
(54.6 Sq.M.)



First Floor

Approx. Floor
Area 588 Sq.Ft
(54.6 Sq.M.)



Garage

Approx. Floor
Area 320 Sq.Ft
(29.7 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		