



redrose

16 Old Thorns Crescent
Buckshaw Village, Chorley, PR7 7JP

This impressive 4-bedroom detached home is designed for modern family living. The ground floor boasts a bright, open-plan kitchen and dining area with patio doors leading to a private garden, perfect for entertaining and family meals. A separate lounge provides a comfortable space to relax, while a utility room and garage add practical convenience. Upstairs, the master bedroom and bedroom two feature an ensuite, and the two additional bedrooms are served by a well-appointed family bathroom. With ample storage, high-quality finishes, and a thoughtful layout throughout, this home offers both style and functionality in a desirable, family-friendly location.

Offers Over £350,000

EPC Rating 'TBC'





Property Description

HALLWAY

The hallway offers a bright and inviting entrance, connecting the home's living spaces with ease. Its clean lines and thoughtful layout create a sense of space and flow, setting the tone for the rest of the property. Stairs rising to the first floor, radiator.

DOWNSTAIRS W.C

This stylish cloakroom features a modern two-piece suite, combining a washbasin and a low level W.C. Finished with contemporary fittings and clean lines, it offers a convenient and elegant space for guests and everyday use.

LOUNGE

14' 10" x 11' 5" (4.52m x 3.48m) The lounge offers a bright, airy space designed for both relaxation and entertaining. Double glazed windows allow natural light to flood the room, highlighting the elegant finishes and contemporary décor. With a generous layout, there's plenty of space for comfortable seating, while the room's open flow ensures easy access to the dining area and other living spaces.





Perfect for family gatherings or quiet evenings at home. Radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

24' 4" x 9' 3" (7.42m x 2.82m) This modern fitted kitchen is designed to combine style with functionality. Featuring shaker style sleek cabinetry in cream with complimentary worktops over. Sink and drainer unit with mixer tap, part tiled walls, integrated appliances comprising electric oven with four ring gas hob and extractor hood and courtesy light over. Fridge/freezer and dishwasher. Natural light floods the room, highlighting the high-quality finishes, while smart storage solutions keep everything organized. Its open-plan layout creates a seamless connection to the dining and living areas, making it the heart of the home providing a practical space for everyday cooking and entertaining.



UTILITY ROOM

The utility room offers a convenient space for laundry and household tasks. With plenty of storage, work surfaces, and room for appliances, it keeps everyday chores organized while maintaining the home's clean and modern design.

LANDING

The property includes a fully boarded loft, offering versatile storage space or the potential for future conversion. Easy to access and thoughtfully finished, it provides a practical solution for keeping the home organised.



MASTER BEDROOM

11' 5" x 10' 4" (3.48m x 3.15m) The master bedroom is a generous, light-filled retreat, designed for comfort and style. It features fitted sliding-door wardrobes, providing ample storage while maintaining a sleek, modern look. With plenty of space for furniture and natural light flooding in, this room offers a perfect sanctuary for relaxation. Double glazed window to the front aspect and radiator.



ENSUITE

7' 0" x 5' 7" (2.13m x 1.7m) The ensuite features a modern three-piece suite, including a double walk in tiled shower cubicle washbasin and low level W.C. Finished with contemporary fittings and clean lines, it provides a private, stylish, and convenient space directly connected to the bedroom. Double glazed frosted window to the front aspect, radiator, extractor fan and shaver point.

BEDROOM TWO

9' 9" x 8' 6" (2.97m x 2.59m) This double bedroom offers a comfortable and versatile space, filled with natural light



and a modern, neutral finish. Ideal for rest, study, or flexible living, it provides ample room for furniture and personal touches. Built in wardrobes with sliding doors, double glazed window to the rear aspect and radiator

ENSUITE TWO

7' 2" x 5' 6" (2.18m x 1.68m) The ensuite features a modern three-piece suite, including a walk in tiled shower cubicle washbasin and low level W.C. Finished with contemporary fittings and clean lines, it provides a private, stylish, and convenient space directly connected to the bedroom. Double glazed frosted window to the rear aspect, radiator and extractor fan.



BEDROOM THREE

9' 4" x 8' 3" (2.84m x 2.51m) This well-proportioned third bedroom offers a bright and versatile space, ideal for family use, guests, or a home office. Its neutral décor and generous layout make it easy to personalize and furnish to suit your needs. Double glazed window to the rear aspect, built in wardrobes and radiator.

BEDROOM FOUR

9' 4" x 6' 10" (2.84m x 2.08m) The fourth bedroom is a bright, flexible space, perfect for use as a bedroom, study, or hobby room. With a neutral finish and generous proportions, it offers plenty of potential to suit your family's needs. Double glazed window to the front aspect and radiator.



FAMILY BATHROOM

8' 7" x 7' 10" (2.62m x 2.39m) This modern bathroom features a three-piece suite, including a panel bath washbasin and low level W.C. Finished with contemporary fittings and clean lines, it provides a practical and stylish space for everyday family use. Double glazed frosted window to the side aspect, radiator and built in storage cupboard.

GARAGE

The property features a practical garage which has been part converted and used as a play room and has an up-and-over door, complete with power and lighting. It combines convenience with functionality for everyday use.



EXTERNALLY

The property features a spacious front driveway, providing convenient off-street parking and easy access to the home. Neatly landscaped, it complements the property's exterior and enhances its curb appeal. Enjoy a beautifully landscaped garden designed for both style and ease of maintenance. Featuring durable artificial grass and a paved patio, it provides the perfect space for outdoor dining, entertaining, or relaxing in comfort. Thoughtfully



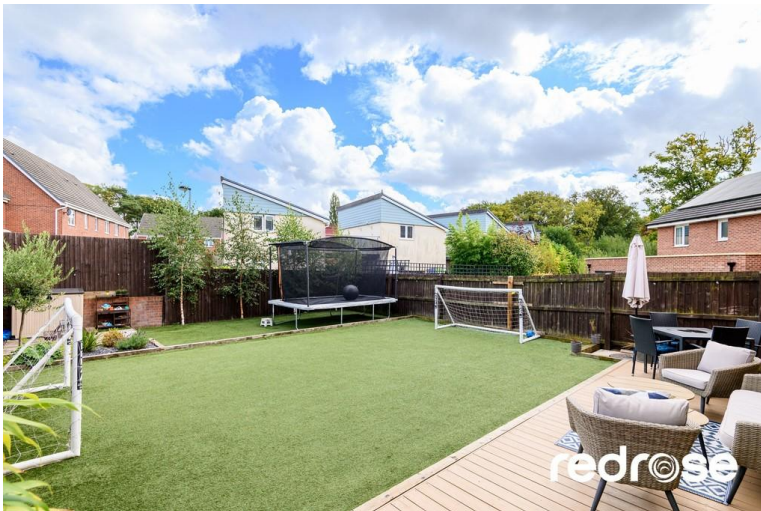
designed, this garden offers a seamless extension of the home's living space.

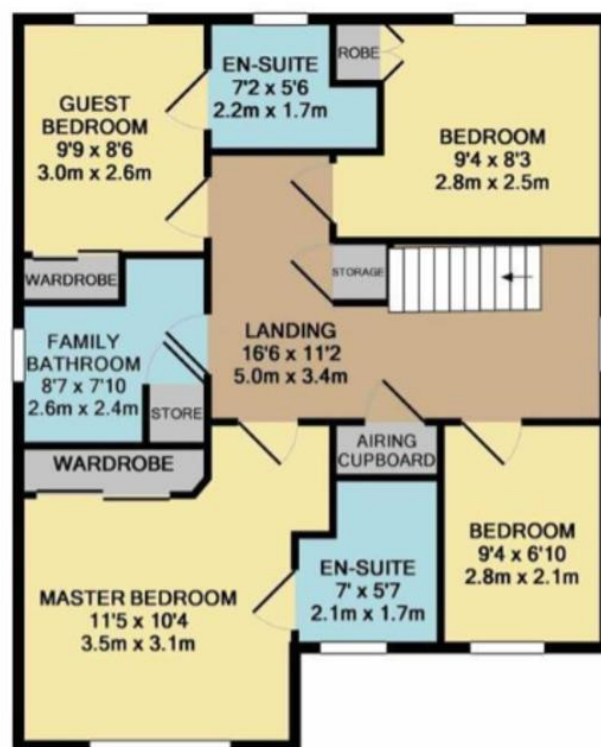
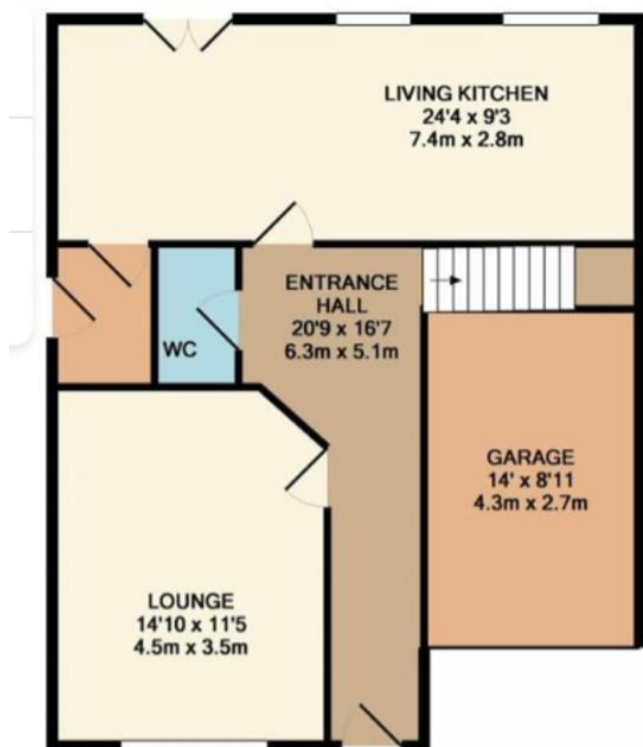
LOCATION

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 1371 SQ.FT. (127.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2017

%epcGraph_c_1_378%