



redrose

20 Highland Drive

Buckshaw Village, Chorley, PR7 7AD

An executive four-bedroom detached family home on the ever popular **** HIGHLAND DRIVE**** Buckshaw Village. This property comprises of hallway, lounge with doors to dining room, fitted kitchen with integrated appliances and utility area. Master bedroom served by ensuite, three further good-sized bedrooms and family bathroom. Rear private sunny garden beautifully landscaped a great place to relax on those summer days. Close to local schools and amenities this really is a home not to be missed.

Guide Price £325,000

EPC Rating 'TBC'





Property Description

HALLWAY

This hallway offers a clean, open design that creates a smooth flow between rooms. With its modern finish and inviting feel, it makes every transition through your space effortless and stylish. Doors leading to cloakroom and lounge, stairs leading to first floor, radiator, alarm panel, coving, ceiling light

DOWNSTAIRS CLOAKROOM/W.C

The W.C. offers a practical space, perfectly placed for everyday use. Fitted with a wash hand basin with tiled splash back, and low level W.C. Frosted double glazed window, radiator, coving, ceiling light.

LOUNGE

17' 8" x 10' 10" (5.41m x 03.32m) The lounge is a bright and spacious retreat, designed for both relaxation and entertaining. Double glazed bay window fill the room with natural light, while the open layout creates an easy flow and welcoming atmosphere. A living flame gas fire with feature fireplace, wooden double doors leading to dining

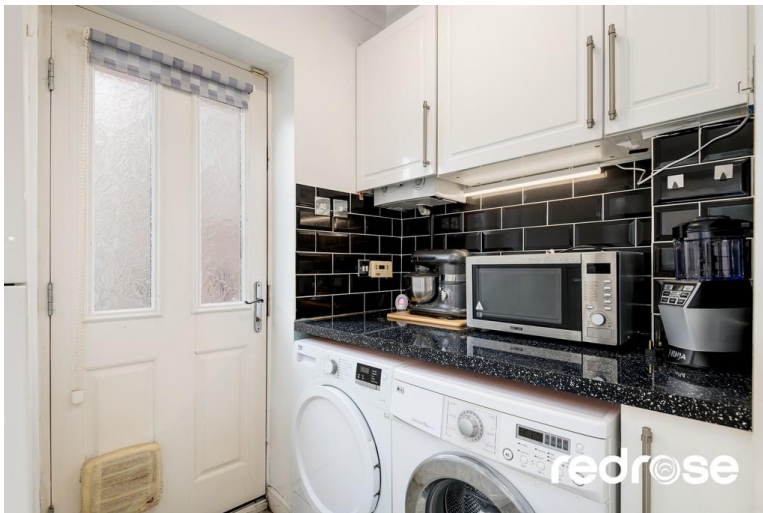




room, radiator, ceiling light, coving, brushed chrome sockets and light switches.

DINING ROOM

13' 0" x 8' 8" (3.97m x 2.65m) The dining room is bright and inviting, featuring elegant patio doors that open directly to the outdoors. Natural light floods the space by day, while the seamless indoor-outdoor flow makes it ideal for family meals or entertaining guests. Patio doors overlooking rear garden, doors to kitchen, coving, ceiling light, brushed chrome sockets and light switches, double radiator



KITCHEN

14' 8" x 10' 3" (4.49m x 3.14m) This fitted kitchen is thoughtfully designed to blend style and function. It's a space that makes both everyday meals and entertaining effortless. Doors to dining room and hallway, tiled flooring, a range of base and wall units with granite effect worktops, stainless steel sink, gas hob with stainless steel splashback, integrated oven, extractor fan, integrated dishwasher, integrated fridge freezer double glazed window to rear, radiator, concealed under cupboard lighting and opening to the utility area

UTILITY AREA

The utility area provides a dedicated space for everyday household tasks. With ample storage and room for appliances, it helps keep the home organised and clutter-free while blending seamlessly with the property's design. Tiled flooring, door to side, plumbing for washing machine and tumble dryer, boiler



LANDING

Access to the loft and bedrooms and bathrooms.

MASTER BEDROOM

11' 3" x 9' 6" (3.45m x 2.90m) The master bedroom is spacious and inviting, designed to be a calm sanctuary within the home. With generous proportions, natural light, and a refined finish, it offers the perfect balance of comfort and style. Double glazed bay window to front. Fitted wardrobes, ceiling coving, radiator and door to ensuite.

ENSUITE

The ensuite offers a modern, elegant space for comfort and convenience. Featuring contemporary fixtures and a clean, thoughtful layout, it provides a private retreat connected directly to the master bedroom. Fitted with a walk in tiled shower cubicle, wash hand basin and low level W.C. ceiling coving, extractor, Double glazed window, radiator, tiled flooring, ceiling light





BEDROOM TWO

12' 4" x 9' 6" (3.77m x 2.90m) This double bedroom offers ample space and a bright, welcoming atmosphere. Ideal for restful nights, study, or flexible living arrangements. Double glazed window, radiator, coving, fitted wardrobes, ceiling light.

BEDROOM THREE

9' 9" x 9' 8" (2.98m x 2.96 m) Another good size bedroom with double glazed window, radiator, coving, door to airing cupboard and water tank.

BEDROOM FOUR

9' 6" x 7' 1" (2.91m x 2.17m) Double glazed window, fitted wardrobes, radiator, coving, ceiling light



FAMILY BATHROOM

6' 10" x 6' 3" (2.09m x 1.93m) Double glazed window, W.C, wash hand basin, panel bath with high level shower fitting over, glass shower screen, and mixer tap and radiator, tiled flooring, coving, ceiling light.

GARAGE

The garage provides a convenient space for vehicle storage and additional household needs. With easy access, ample room, and a durable finish, it combines functionality with everyday practicality. Detached single garage with up and over door block paved driveway for several vehicles



EXTERNALLY

Blocked paved driveway leading to garage, front lawn and privet hedge, paved pathway leading to the side to a private rear garden laid which is mainly to lawn with established shrubbery and spring bulbs, mature trees, fenced, pathway leading to gate, light and power, slate chippings.

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 café. Buckshaw village has everything you could possibly need for young and old alike.



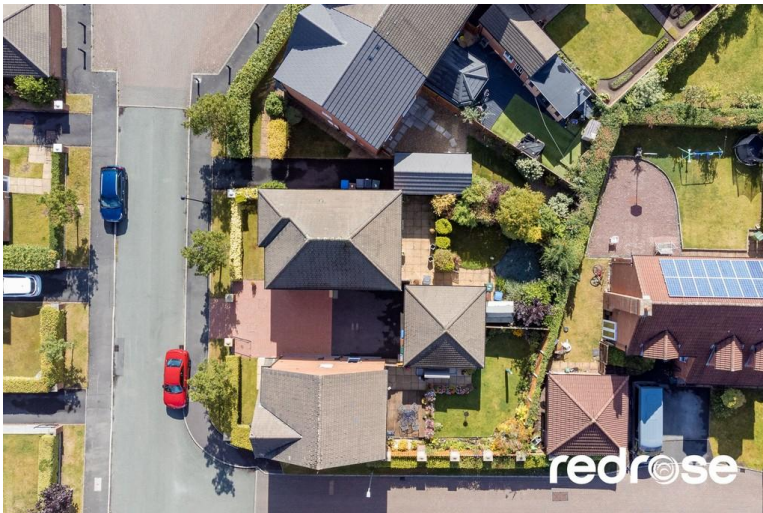


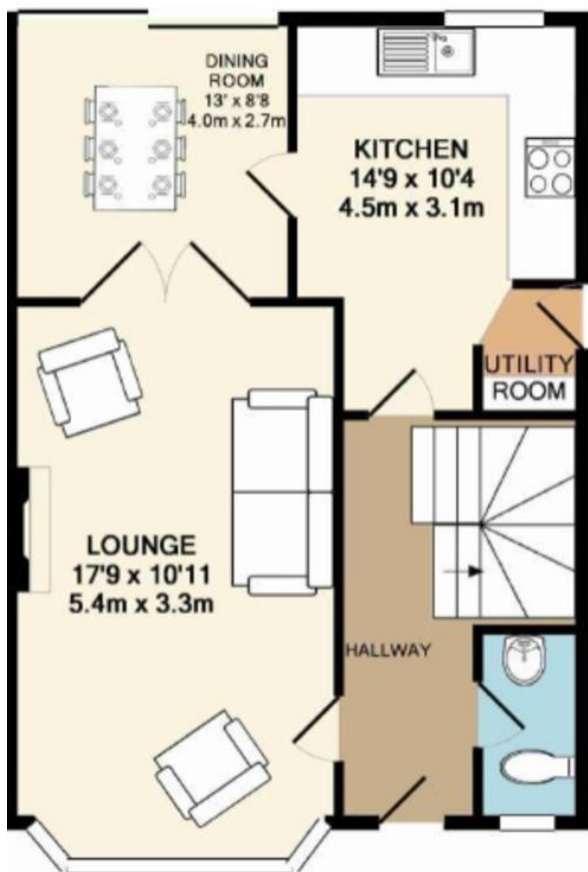
MORTGAGES

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.

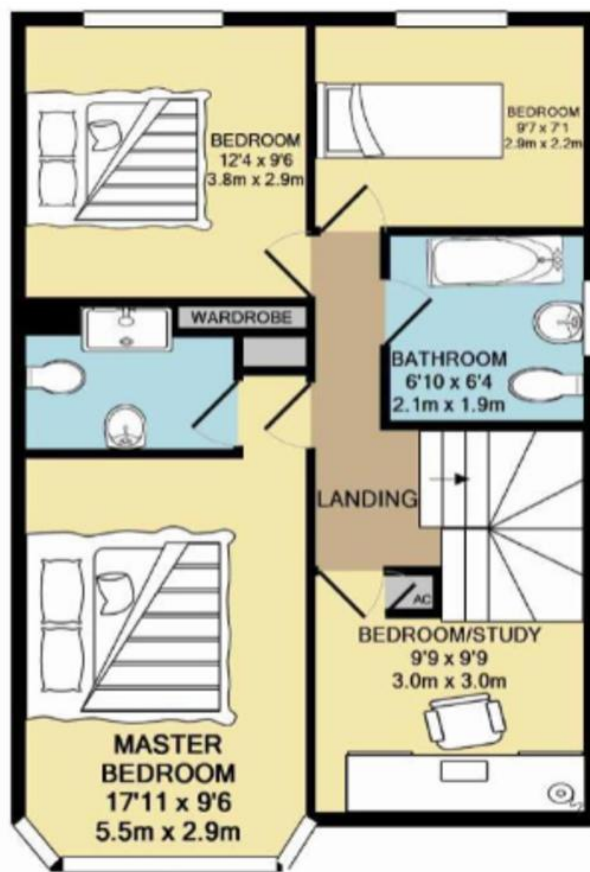


Aerial boundary view for illustrative purposes only





GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 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 is given.

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