



redrose

31 Spennymoor Close

Buckshaw Village, Chorley, PR7 7GL

This beautifully presented, spacious executive 4 double bedroom detached home, ideal for modern family living. The property features a bright hallway, large lounge, reception room, stylish open-plan kitchen/diner with integrated appliances, utility room, and downstairs W.C. Upstairs offers a generous master bedroom with fitted wardrobes, three-piece en-suite, three further double bedrooms, and a contemporary family bathroom. Outside boasts a landscaped rear garden, private driveway and detached garage. The property is in a sought-after development, and in a great catchment area to local 'Good' rated schools, parks, and transport links, this family home has space and style.

Asking Price Of £490,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Front Lawn with established shrubbery, drive and pathway leading to front door.

ENTRANCE HALLWAY

Front door leads to hallway with stairs to first floor, ceiling light point, radiator and solid wood panelled doors to lounge, kitchen/diner. reception room, WC. Carpet throughout the ground floor.

LOUNGE

11' 9" x 15' 11" (3.6m x 4.86m) This is a spacious lounge, with a large double glazed window to front elevation. Ceiling light point, radiator and solid wood door to hallway.

SECOND RECEPTION

9' 4" x 10' 9" (2.86m x 3.3m) Versatile living space perfect for a playroom or study. Double glazed windows to side and front elevation, radiator, solid wood panelled door leading to hallway, ceiling light point.





CLOAKROOM

Double glazed window, Low level w/c, wall mounted wash hand basin with tiled splash back, tiled flooring, solid wood panelled door leading to hallway.

OPEN PLAN KITCHEN/DINER

28' 10" x 20' 11" (8.8m x 6.4m) This stylish open-plan kitchen/dining room is the heart of the home, designed for both everyday family living and entertaining. The contemporary kitchen features double electric oven with four ring gas hob, integrated fridge, freezer and dishwasher, fitted wall and base units with contrasting work surfaces giving plenty of storage. The dining space comfortably accommodates a large table for family meals or dinner parties, leading into sofa/casual seating area, making this a versatile space, Bifold doors lead to the rear garden creating a bright and airy atmosphere that effortlessly blends indoor and outdoor living. solid wood panelled door leading to hallway.



FIRST FLOOR

Stairs with balustrades rail. Natural light beam through from the ceiling light tunnel, the loft is fully boarded and solid wood doors to connecting rooms.

MASTER BEDROOM

16' 0" x 9' 6" (4.9m x 2.9m) The generous master bedroom is beautifully appointed and served by a sleek en-suite bathroom. Filled with natural light overlooking the rear aspect, built-in fitted wardrobes providing ample storage.

EN-SUITE

3' 11" x 7' 2" (1.2m x 2.2m) Fitted with a three piece suite comprising walk-in tiled double shower cubicle, wash hand basin with mixer tap and low level W.C. Heated chrome towel radiator part tiled walls and tiled flooring.



BEDROOM TWO

15' 0" x 9' 6" (4.58m x 2.91m) This beautifully proportioned double bedroom enjoys triple-glazed windows that flood the space with natural light, a stunning vaulted ceiling, built-in wardrobes, a radiator for year-round comfort, and spot lights.

BEDROOM THREE

12' 9" x 8' 10" (3.9m x 2.7m) A bright and generously proportioned double bedroom, complete with a fitted wardrobe and a double-glazed window to the front.





BEDROOM FOUR

11' 1" x 11' 1" (3.4m x 3.4m) This room benefits from a double glazed window, ensuring natural light. A radiator provides efficient heating throughout the space. There are double doors leading to a convenient storage cupboard housing the water tank. Additionally, the room offers access to a fully boarded loft, perfect for extra storage

FAMILY BATHROOM

5' 6" x 6' 10" (1.7m x 2.1m) The family bathroom is thoughtfully designed with a modern three-piece suite, including a bath, a washbasin with chrome mixer taps, and a low-level W.C. Part tiled walls and flooring and heated chrome towel radiator.



OUTSIDE REAR

Good size contemporary low-maintenance garden, composite decked terraces featuring with integrated lighting, lighting, and additional patio areas, offering a high level of privacy.

GARAGE

The property features a spacious garage, accessed via an up-and-over door at the front. It is equipped with light point and power outlets, . Additionally, there is a utility area ideal for laundry facilities or supplementary storage.

MORTGAGE

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.

BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, restaurants, coffee shop, and various takeaways. . There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers nursery, children's swimming pool, hair salon and cafe.

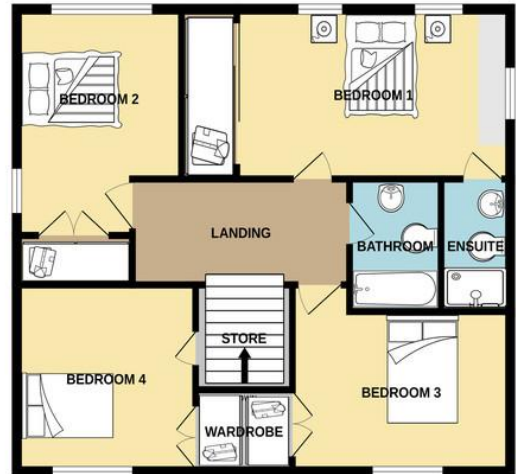




GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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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