



**redrose**

**10 Worlington Close**

Buckshaw Village, Chorley, PR7 7JU

This beautifully presented five-bedroom detached family home offers spacious and versatile living accommodation. The ground floor features a welcoming reception hall, a versatile study/snug, a generous lounge with patio doors to the garden, and a stunning open-plan kitchen/diner/breakfast room with integrated appliances including oven, dishwasher, wine cooler, and boiling water tap. A utility room with garage access and a downstairs WC complete the layout. Upstairs, the master bedroom benefits from a four-piece ensuite, while bedrooms two and three share a Jack & Jill ensuite. Two further double bedrooms and a family bathroom provide ample space for the family. Externally,

**Offers Over £450,000**

EPC Rating '89b'





## Property Description

### HALLWAY

11' 6" x 9' 11" (3.51m x 3.02m) Step inside to a bright and inviting hallway that immediately sets the tone for this beautiful home. With its generous proportions, tasteful décor, and natural flow into the main living areas, the hallway creates a warm first impression while offering practical space for everyday family life. Thoughtfully designed to be both stylish and functional, it provides the perfect entrance to this impressive property. Stairs rising to the first floor, radiator and access to the ground floor rooms.

### LOUNGE

15' 1" x 13' 6" (4.6m x 4.11m) The heart of the home, this generous lounge provides an inviting space for both relaxation and entertaining. Filled with natural light and thoughtfully arranged to maximise comfort, it offers ample room for family gatherings while maintaining a warm and welcoming atmosphere. Its size and layout make it a versatile space, easily adaptable to suit a variety of lifestyles. Dual aspect double glazed window and French





doors to the rear garden and radiator.

#### SNUG/OFFICE

11' 5" x 7' 010" (3.48m x 2.39m) A versatile snug offers the perfect spot to unwind in comfort, whether used as a cosy retreat, a quiet reading nook, or an additional family space. Its adaptable layout also makes it ideal as a home office, providing a peaceful environment for work or study. Double glazed window to the front aspect and radiator.

#### KITCHEN/BREAKFAST ROOM

21' 6" x 20' 6" (6.55m x 6.25m) Designed as the true heart of the property, this space serves as the hub of the home where family and friends naturally come together. With its open-plan layout, seamless flow between kitchen, dining, and living areas, and abundant natural light, it provides the perfect setting for both everyday living and entertaining. Stylish yet practical, it strikes the ideal balance between comfort and functionality, making it the centrepiece of modern family life. Fitted with a range of modern wall and base units with complimentary work surfaces over, bowl and half sink with drainer and instant hot water tap. Integral electric oven and grill with five ring gas hob inset the work surface with extractor hood and curtesy light. Part tiled walls and tiled flooring. Double glazed windows and patio door giving the property natural light and radiators. Door to utility room.



#### UTILITY ROOM

6' 0" x 5' 5" (1.83m x 1.65m) A highly practical utility room provides additional space for laundry and household tasks, helping to keep the main living areas clutter-free. Thoughtfully designed with fitted units, work surfaces, and plumbing for appliances, it offers both functionality and convenience - an ideal complement to the modern family home. Door to double garage.



#### DOWNSTAIRS W.C

Conveniently positioned on the ground floor, the property benefits from a modern downstairs W.C., fitted with a low-level toilet and wash hand basin. Stylishly finished and practical in design, it provides an essential addition for guests and everyday family living.

#### DOUBLE GARAGE

18' 9" x 17' 7" (5.72m x 5.36m) This impressive double garage offers secure parking for two vehicles while also providing generous additional storage space for tools, bicycles, or household equipment. Fitted with [electric/remote-controlled, if applicable] doors and a practical layout, it combines convenience with versatility. The garage is ideal for families, car enthusiasts, or anyone looking for extra space to support day-to-day living, hobbies, or home projects.





#### 1ST FLOOR LANDING

The spacious first-floor landing provides a welcoming transition between the bedrooms and family bathroom.

#### MASTER BEDROOM

17' 4" x 16' 6" (5.28m x 5.03m) This stunning master bedroom offers a luxurious and spacious retreat, complete with a separate dressing room. The bedroom itself is bright and airy, providing ample space for a large bed and additional furniture, while the adjoining dressing room offers generous storage with fitted wardrobes and shelving. Together, they create a private sanctuary that combines comfort, style, and practicality, ideal for relaxing and organising your personal space. Two double glazed bay windows to the front aspect and radiator.



#### ENSUITE

This beautifully appointed ensuite offers a private and convenient bathroom attached to the principal bedroom. Fitted with modern fixtures, including a shower, wash basin, and low level W.C. It combines style and functionality. Designed for comfort and practicality, the ensuite provides a luxurious personal space within the home. Double glazed frosted window to the rear aspect and radiator.

#### BEDROOM TWO

15' 1" x 13' 6" (4.6m x 4.11m) This beautifully presented double bedroom offers a spacious and comfortable retreat and direct Jack and Jill access to a shared bathroom, it combines practicality with a relaxing atmosphere. Natural light fills the space, creating a bright and airy environment that makes it an ideal personal sanctuary. Double glazed window to the side aspect and radiator.



#### JACK N JILL BATHROOM

8' 6" x 4' 11" (2.59m x 1.5m) This cleverly designed Jack and Jill bathroom provides shared access between two bedrooms while maintaining privacy and convenience. Fitted with modern fixtures, including a tiled shower, wash basin, and low level W.C. It combines functionality with contemporary style. Ideal for families, this layout ensures both comfort and practicality, making morning routines smoother and more efficient. Double glazed frosted window to the side aspect and radiator.



#### BEDROOM THREE

10' 1" x 9' 11" (3.07m x 3.02m) This generously sized double bedroom offers direct Jack and Jill access to a shared bathroom, combining convenience with privacy. Bright and airy, the room provides ample space for a large bed, wardrobes, and additional furniture, creating a comfortable and versatile personal retreat.



#### BEDROOM FOUR

9' 11" x 9' 7" (3.02m x 2.92m) This charming double bedroom offers a cosy yet comfortable space, perfect for a guest room, child's bedroom, or home office. Despite its more compact size, it accommodates a double bed and essential furniture, while still feeling bright and welcoming thanks to natural light. Double glazed window to the rear aspect and radiator.

#### BEDROOM FIVE

10' 2" x 8' 6" (3.1m x 2.59m) This well-proportioned bedroom offers ample space for a double bed and additional furniture. Featuring a double-glazed window to the front, radiator. The room is bright and airy, creating a comfortable and versatile space suitable for family, guests, or a home office.



#### FAMILY BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) The stylish family bathroom is thoughtfully designed to serve the needs of the household. Fitted with modern fixtures, including a bath with shower, wash basin, and toilet, it combines functionality with contemporary design. Bright and practical, this space provides comfort and convenience for family life.



#### OUTSIDE

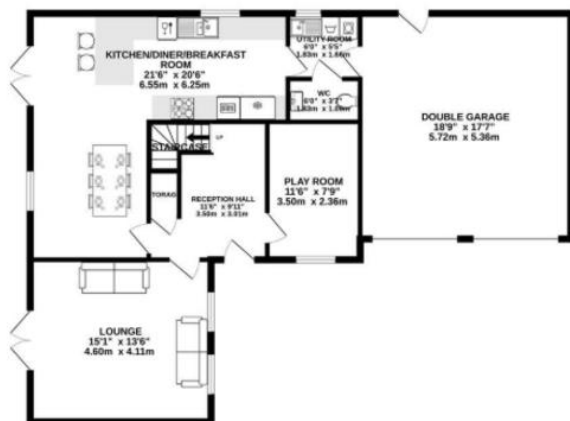
The property benefits from beautifully maintained outdoor spaces, including a private garden that provides a peaceful retreat for relaxation and entertaining. Landscaped with care, the garden offers a combination of lawn and patio areas, perfect for family activities or social gatherings. Additional features include [driveway/off-street parking, garage, shed - insert specifics], ensuring both convenience and practicality. The exterior complements the home's interior, creating an inviting and well-rounded living environment.

#### LOCATION

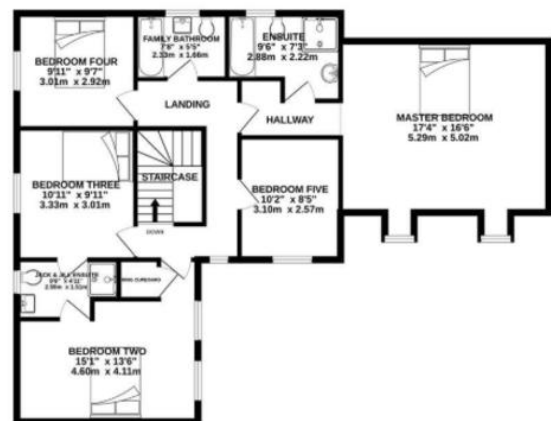
Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, 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.



GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 2113 sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 89 B    | 90 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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