



redrose

39 Main Street

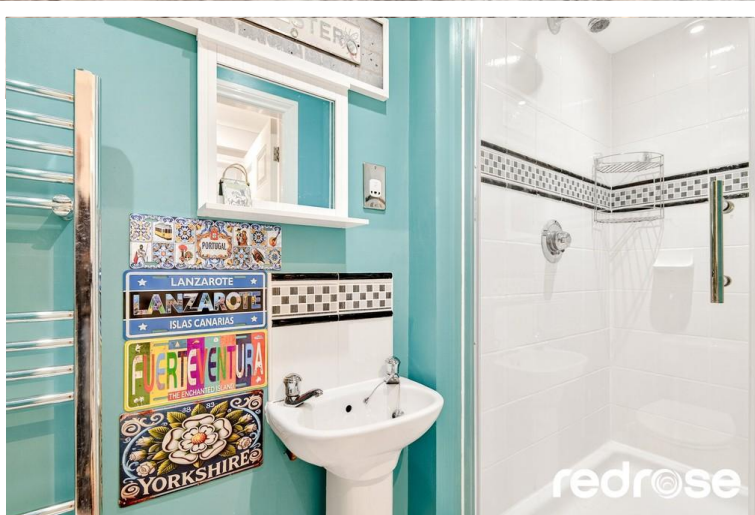
Buckshaw Village, Chorley, PR7 7AQ

A beautifully presented four-bedroom townhouse, designed for modern family living. The ground floor offers two good-sized bedrooms, one of which benefits from a three-piece shower room, alongside a convenient utility room. The first floor features a bright and airy lounge and a contemporary kitchen/diner, complete with integrated appliances and plenty of natural light, creating the perfect space for relaxing and entertaining. Upstairs on the second floor includes well-proportioned bedrooms both with en-suites. A generous master bedroom, in neutral tones with quality fittings throughout, this home offers versatile living spaces, excellent storage, and a welcoming, comfortable atmosphere, ideal for families or those seeking a modern, low-maintenance home.

Guide Price £240,000

EPC Rating '71C'





Property Description

HALLWAY

A bright hallway leads to staircase to the first floor, leading to the downstairs rooms.

DOWNSTAIRS SHOWER ROOM

This inviting downstairs shower room combines modern design with a cosy feel. It includes a walk-in shower cubicle, contemporary fixtures, pedestal wash hand basin and low level W.C. Ideal as a guest bathroom or convenient addition to the ground floor.

BEDROOM

14' 9" x 7' 10" (4.5m x 2.39m) This stylish ground floor double bedroom features a modern, neutral finish and a welcoming feel. With space for a double bed and additional furnishings, it offers both comfort and versatility - ideal for guests, multigenerational living, or a home office. Double glazed window to the front aspect, fitted wardrobes and radiator.



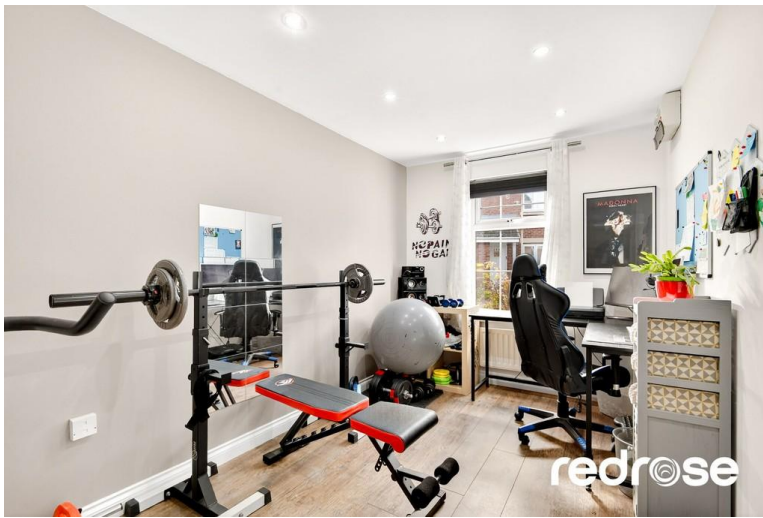


BEDROOM

8' 9" x 8' 7" (2.67m x 2.62m) A further spacious ground floor bedroom, beautifully presented and filled with natural light. Perfect for guests, older family members, or as a flexible multi-use space, with ample room for storage and furnishings. Double glazed window to the rear and radiator.

UTILITY ROOM

8' 6" x 5' 10" (2.59m x 1.78m) A practical and thoughtfully designed utility room, offering ample storage, space for white goods, and direct access to the garden - ideal for busy family life. Wall and base units with complimentary work surfaces over Door to the rear garden.

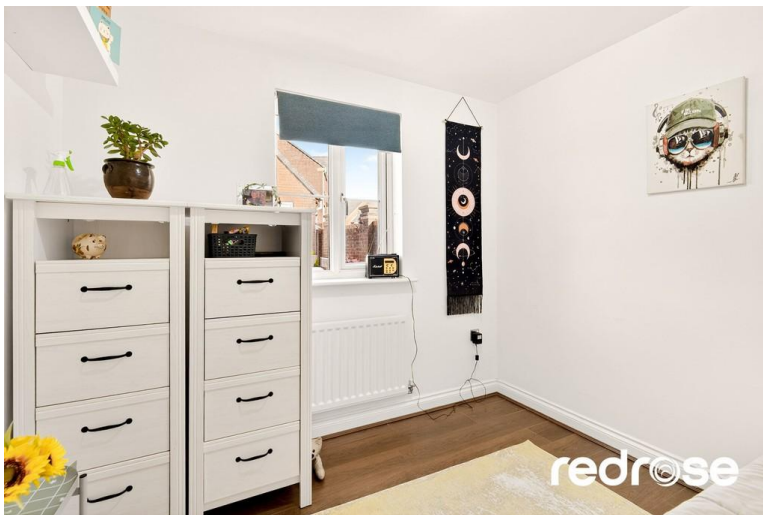


1ST FLOOR LANDING

Access to the first floor rooms and stairs rising to the second floor.

LOUNGE

18' 11" x 14' 7" (5.77m x 4.44m) A spacious and welcoming first-floor lounge, filled with natural light from generously sized windows that create a bright and airy atmosphere. Finished in soft, neutral tones, the room offers a warm and comfortable feel, perfect for relaxing or entertaining. Double glazed large window overlooking the front aspect and radiators.



KITCHEN/DINER

14' 7" x 10' 10" (4.44m x 3.3m) A beautifully designed modern kitchen/diner, combining style and practicality. The space features sleek, contemporary cabinetry with ample storage, integrated appliances, and complimentary work surfaces. Perfect for family meals or entertaining guests the kitchen has been thoughtfully planned, the layout allows seamless flow between cooking and dining, while subtle design touches, add both functionality and a welcoming atmosphere. Two double glazed windows to the rear aspect and radiator.

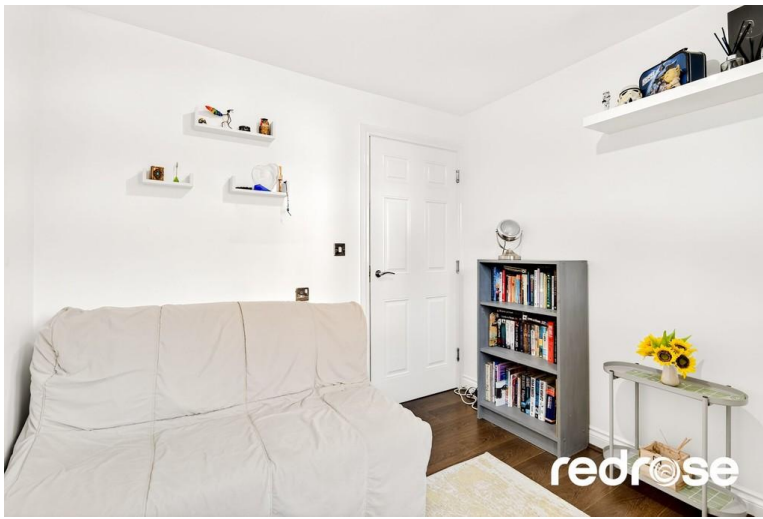
SECOND FLOOR

Access to the second floor bedrooms and bathroom



MASTER BEDROOM

14' 1" x 12' 6" (4.29m x 3.81m) A spacious and bright master bedroom, finished in soft, calming tones. Offering ample room for a large bed and furnishings, it provides a comfortable and inviting retreat with plenty of natural light. Large built-in wardrobe, double glazed windows to the front aspect and radiator.



ENSUITE

A well-appointed three-piece ensuite, featuring a panel bath, wash hand basin and low level W.C. Finished in modern, neutral tones with quality fittings, it provides a comfortable and practical private bathroom, perfect for relaxation and everyday convenience.

BEDROOM TWO

15' 1" x 9' 7" (4.6m x 2.92m) A good-sized double bedroom, filled with natural light and finished in neutral tones. Offering plenty of space for furniture, it provides a comfortable and versatile room. Double glazed windows to the rear aspect and radiator.



ENSUITE

A well-appointed three-piece ensuite, featuring a walk in tiled shower cubicle, wash hand basin and low level W.C. Finished with modern fittings and neutral tones, it provides a practical and comfortable private bathroom for the bedroom.

EXTERNALLY

Externally, the property benefits from a well-maintained garden, providing a private and relaxing outdoor space. Perfect for family activities, entertaining, or enjoying a quiet moment, the garden complements the home's modern, inviting interior and offers a pleasant extension of the living space. Driveway and Garage



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.

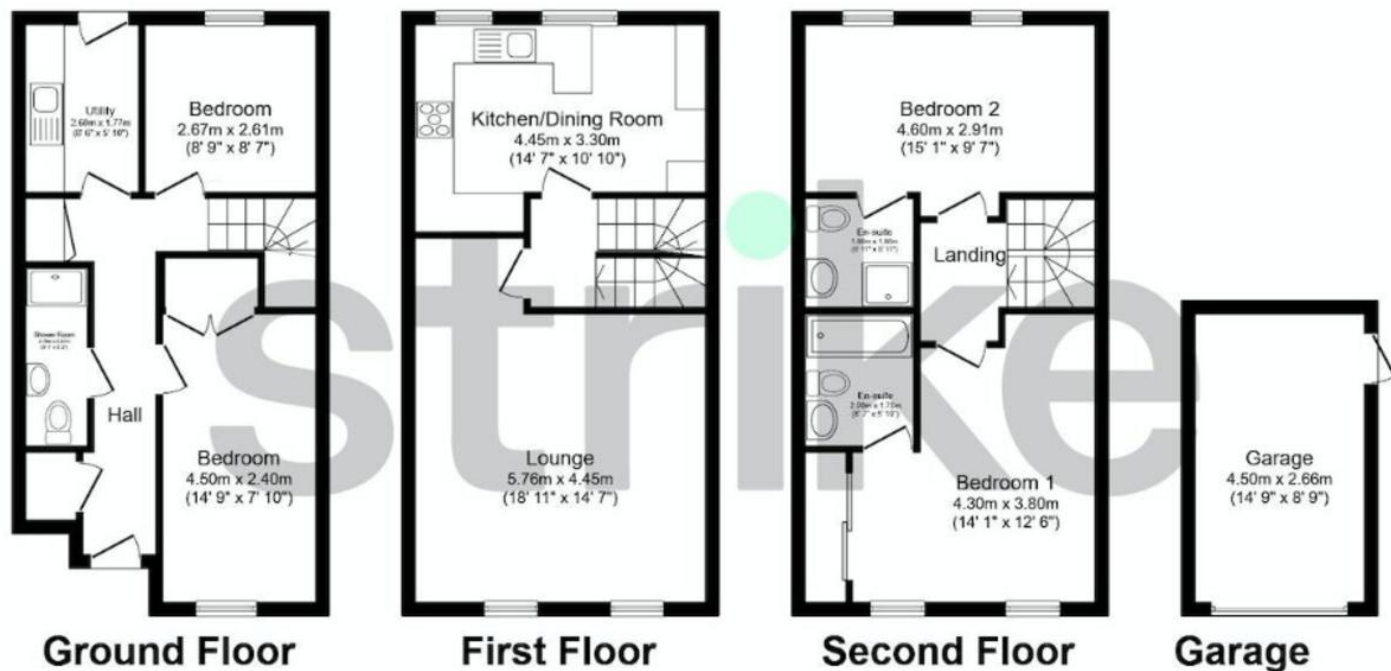
MORTGAGES

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.



Aerial boundary view for illustrative purposes only





Total floor area 132.6 m² (1,427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		