



redrose

7 Townsend Drive

Buckshaw Village, Chorley, PR7 7JH

A beautifully presented three-bedroom semi-detached home, offering a perfect blend of modern living and family comfort. The property features a spacious lounge, a contemporary kitchen/dining area, and a convenient downstairs W.C. The first floor comprises three well-proportioned bedrooms, including a master bedroom with a stylish ensuite shower room, plus a family bathroom. Externally, the home benefits from a driveway providing off-road parking, a detached garage, and a private rear garden — ideal for entertaining or family relaxation. Situated in a popular and convenient location, close to local amenities, schools, and transport links, this property represents an excellent opportunity for first-time buyers, families, or those looking to downsize.

Guide Price £225,000

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming entrance hallway accessed via a double-glazed front door, offering access to the downstairs W.C., kitchen, and lounge. Features include a built-in storage cupboard, single radiator, and neatly housed fuse box, with stairs rising to the first floor.

DOWNSTAIRS WC

Fitted with a modern two-piece suite comprising a low-level W.C. and corner wash hand basin with tiled splashback, complemented by a single radiator.

KITCHEN

Fitted with a stylish kitchen is fitted with a range of modern grey wall and base units complemented by contrasting work surfaces. Includes an integrated electric oven with gas hob, stainless steel splashback and extractor hood, stainless steel sink and drainer with mixer tap, as well as integrated washer/dryer, dishwasher, and fridge freezer. Double-glazed window to the front, and double radiator.





LOUNGE

15' 0" x 14' 7" (4.57m x 4.44m) A spacious and beautifully presented lounge enjoying an abundance of natural light through double-glazed windows and French doors that open directly onto the rear garden - perfect for relaxing or entertaining. Thoughtfully designed with a TV aerial point, a useful under-stairs storage cupboard, and a single radiator, this inviting space combines comfort and practicality while offering a seamless connection between indoor and outdoor living.

LANDING

A bright and well-presented landing providing access to all bedrooms and the family bathroom, with a built-in storage cupboard offering convenient space for linens and essentials. Includes a single radiator and loft access via a fitted ladder to an insulated loft with lighting - ideal for additional storage.

MASTER BEDROOM

13' 9" x 8' 5" (4.19m x 2.57m) A spacious and inviting double bedroom featuring a double-glazed window overlooking the rear garden, allowing plenty of natural light to fill the room. Finished in neutral décor with ample space for furnishings, a single radiator, and direct access to the stylish en-suite shower room for added convenience.



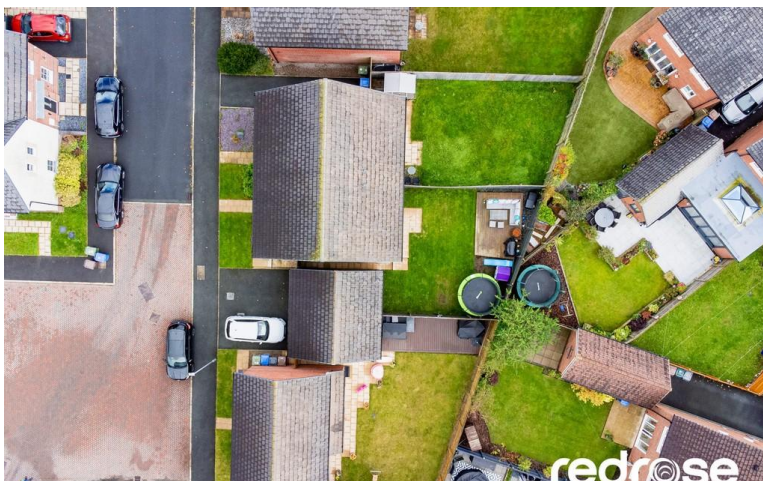
ENSUITE

8' 5" x 4' 3" (2.57m x 1.3m) Beautifully presented three-piece suite comprising a fully enclosed shower cubicle with electric shower, low-level W.C., and pedestal wash hand basin. Finished with part-tiled walls, extractor fan, and single radiator.



BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m) A spacious and light-filled double bedroom featuring a double glazed window to the front aspect, offering pleasant views. Warmed by a single radiator and finished in a neutral décor, providing a comfortable and versatile space.



BEDROOM THREE

8' 10" x 6' 3" (2.69m x 1.91m) A generously proportioned double bedroom featuring a double-glazed window to the front aspect, allowing natural light to fill the space. Finished in neutral tones with a single radiator, this versatile room offers ample space for furnishings and is ideal as a bedroom, study, or guest room.

BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m) Fitted with a three piece suite comprising of panelled bath with shower attachment, low



Aerial boundary view for illustrative purposes only

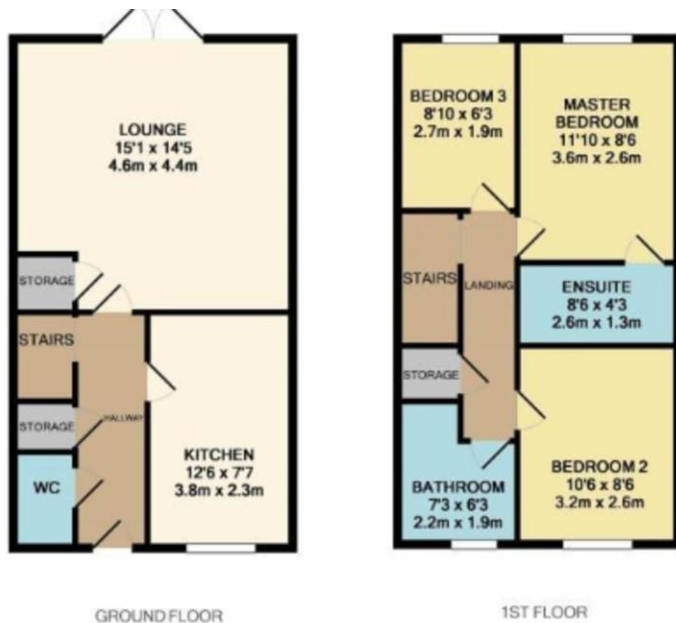
level W.C. & wash hand basin, part tiled walls, double radiator. Double glazed frosted window to the front and radiator.

EXTERNALLY

The property boasts a well-maintained front garden, predominantly laid to lawn and adorned with mature shrubs, complemented by a driveway providing convenient off-road parking and access to a detached single garage. To the rear, a generous enclosed garden offers a versatile outdoor space, mostly laid to lawn with a paved patio area and an a wooden decking area - ideal for alfresco dining or relaxing. The garden is fully enclosed with wooden perimeter fencing, includes an outside tap, and side gate, providing both privacy and security.

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



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.

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Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

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