

redrose



- Two Bedroom Coach House
- Popular Residential Location
- Spacious Lounge
- Fitted Breakfast Kitchen

16 Marine Crescent, Buckshaw Village, Chorley, PR7 7AP

Offers Over £140,000

A spacious two-bedroom coach house offering modern accommodation throughout, ideal for first-time buyers, downsizers, or investors. The property features a spacious lounge with patio doors to the rear garden, a well-equipped fitted kitchen with integrated appliances, a generous master bedroom, a versatile second bedroom, and a three-piece bathroom. Externally, the property benefits from a private rear garden with gated access to communal parking, along with two allocated parking spaces. Located close to local amenities, shops, schools, and excellent transport links, this coach house offers comfortable modern living in a highly convenient location.



Property Description

HALLWAY

Front door to the hallway with stairs to the first floor.

LANDING

Access from the left to the Lounge with access to the kitchen.

Access to the right to the bedrooms and bathroom

LOUNGE

17' 8" x 10' 2" (5.38m x 3.1m) A spacious light and airy lounge with two double glazed windows to the front aspect, double panel radiator and laminate flooring with archway to the kitchen.

KITCHEN/BREAKFAST ROOM

13' 10" x 7' 2" (4.22m x 2.18m) Modern fitted kitchen, complete with an integral electric oven and hob, creating a practical and contemporary space for cooking and entertaining. Integrated electric oven with four ring hob, extractor hood and curtesy light. Stainless steel sink, drainer and mixer tap. Part tiled walls, space for white goods and a breakfast bar area. Double glazed window.

MASTER BEDROOM

11' 1" x 10' 6" (3.38m x 3.2m) The generous master bedroom offers a peaceful retreat, with ample space for furnishings and a calm, inviting ambiance. Double glazed window to the front aspect and radiator.

BEDROOM TWO

11' 3" x 10' 2" (3.43m x 3.1m) Another good size double bedroom with Double glazed window to the front aspect, radiator and storage cupboard.

BATHROOM

Fitted with a three piece suite comprising panel bath with high level shower and glazed screen, wash hand basin inset into vanity unit and low level W.C. Part tiled walls, tiled floor, heated chrome towel radiator, extractor fan and shaver point.





GARAGE AND PARKING

Externally, the property benefits from a private rear garden, garage with power and storage, and an allocated parking space.

EXTERNALLY

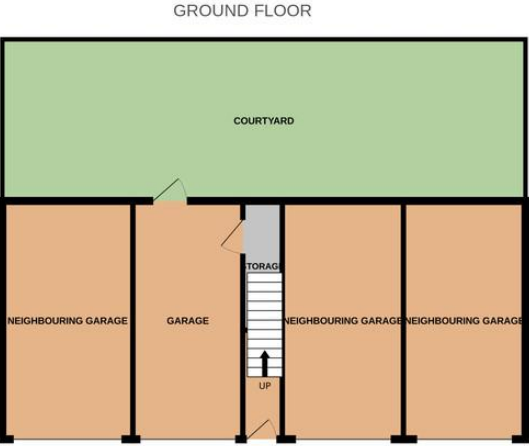
LOCATION

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.



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.
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		

Redrose, 15 Barnes Wallis Way,
Buckshaw Village, Chorley, Lancs ,
PR7 7JA

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements