



**redrose**

**50 Barnes Wallis Way**

Buckshaw Village, Chorley, PR7 7FU

ATTENTION FIRST-TIME BUYERS! This beautifully maintained 2-bedroom mid-terraced house, situated in the popular Buckshaw Village. Boasting modern, sophisticated décor throughout, the property features two double bedrooms and allocated parking for two vehicles. The living accommodation briefly comprises a lounge, fitted kitchen, and W.C./cloakroom on the ground floor, with two double bedrooms and a modern bathroom on the first floor. The property is located within a highly sought-after catchment area for local schools, with both primary and secondary schools rated 'Good' to 'Outstanding' by OFSTED. Local amenities, shops, and excellent transport links are also within easy reach, making this an ideal home for first-time buyers.

**Offers In Region Of £185,000**

EPC Rating 'TBC'







## Property Description

### LOUNGE

14' 4" x 12' 11" (4.37m x 3.94m) A spacious lounge offering carpet flooring, patio doors providing access to the rear garden, a practical under-stair storage cupboard, and fitted curtains.

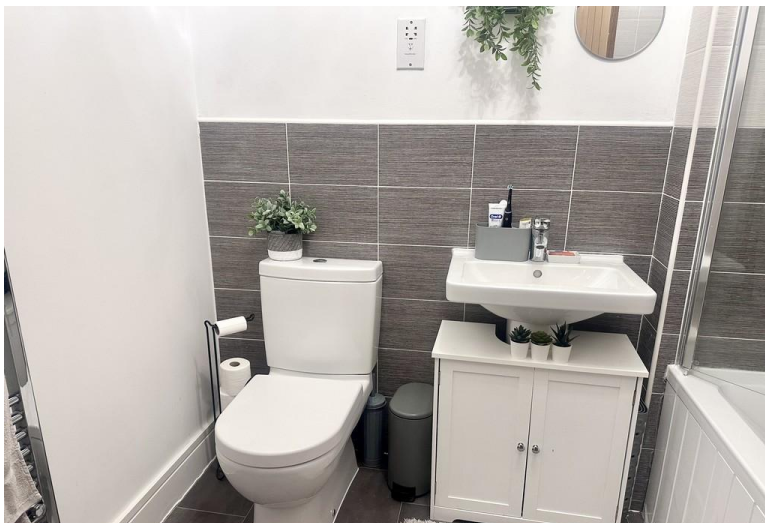
### KITCHEN

8' 8" x 6' 9" (2.64m x 2.06m) The kitchen is fitted with high-quality vinyl flooring and a matching blind, offering a clean and modern finish. It provides a comprehensive range of fitted units and ample worktop space for everyday use. Integrated appliances include an oven, hob, extractor hood, dishwasher and fridge-freezer, creating a well-equipped and practical cooking area.

### DOWNSTAIRS W.C

The W.C. is fitted with high-quality vinyl flooring and a white two-piece bathroom suite, complemented by a radiator for added comfort.





**LANDING-** Access to the first floor bedrooms and bathroom

#### MASTER BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m) A spacious master bedroom featuring carpet flooring, a rear-facing window allowing natural light to fill the room, and fitted curtains. The generous proportions provide ample space for furnishings and create a bright, comfortable retreat.

#### BEDROOM TWO

12' 11" x 8' 0" (3.94m x 2.44m) A well-proportioned second bedroom featuring carpet flooring and a front-facing window with a fitted blind, allowing natural light to fill the room. The versatile space is ideal for use as a bedroom, home office, or guest room.



#### BATHROOM

Bathroom fitted with high-quality vinyl flooring and a white three-piece suite, featuring a shower over the bath with a glass splash-back screen. The room also benefits from a heated towel rail and partially tiled walls for a clean, modern finish.

#### EXTERNALLY

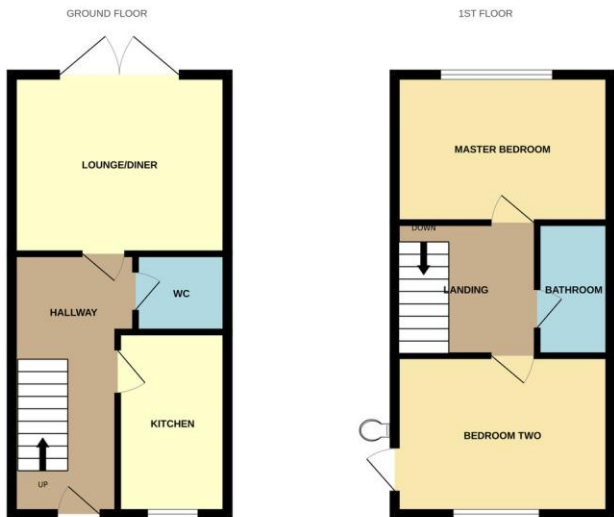
Beautifully presented, private rear garden offering a peaceful outdoor space, with gated access to communal parking at the rear. The property also includes two allocated parking spaces, providing convenience and security for residents.



#### 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. The services, systems and appliances shown here are not tested and no guarantee is given. Plans with Herring 01772 456558

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Redrose  
15 Barnes Wallis Way  
Buckshaw Village  
Chorley  
Lancs

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

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