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77 Durham Drive

Buckshaw Village, Chorley, PR7 7AY

This stylish and well-presented two-bedroom mid-terrace home offers contemporary living in a convenient and sought-after location. Finished to a high standard throughout, the property features a bright and spacious lounge, a modern fitted kitchen with ample storage, and direct access to the rear garden perfect for relaxing or entertaining.

Upstairs, you'll find two well-proportioned bedrooms and a sleek family bathroom. The home benefits from energy-efficient double glazing, gas central heating, and allocated parking. Ideal for first-time buyers, downsizers, or investors, this low-maintenance property combines modern comfort with practical design, all within easy reach of local amenities, transport links, and schools.

Guide £190,000

EPC Rating 'TBC'





Property Description

ENTRANCE HALL

Front door leading to the entrance hallway with double panel radiator.

LOUNGE

14' 11" x 9' 5" (4.55m x 2.87m) A generous lounge with excellent floor space, allowing for a variety of layouts and furniture styles. The room benefits from plentiful natural light and offers a bright, open feel, perfect for relaxing or entertaining. Double glazed Patios doors to the rear garden and radiator.

KITCHEN/DINER

18' 2" x 14' 11" (5.54m x 4.55m) The impressive high-gloss kitchen/diner has been designed with both style and functionality in mind. Featuring chic, reflective units that enhance the sense of space, the kitchen is complemented by ample worktop areas and integrated appliances. The open-plan dining space creates a perfect setting for hosting or everyday family living, with a seamless flow that adds a real modern touch to the home. Stainless steel sink.





drainer and mixer tap, double glazed window to the front and rear and door to the rear garden. Radiator and space for white goods.

LANDING

Access to all first floor bedroom and bathroom.

MASTER BEDROOM

9' 5" x 5' 7" (2.87m x 1.7m) This generous master bedroom offers excellent floor space with double glazed windows to the front allow natural light to enhance the room's bright and calming atmosphere, making it the perfect retreat at the end of the day. Double panel radiator and door to ensuite.

ENSUITE

The master bedroom benefits from a stylish three-piece ensuite, complete with a walk in tiled shower cubicle, pedestal wash basin and low level W.C. Contemporary tiling and fittings create a fresh, modern feel and provide a private space for everyday use. Double glazed frosted window to the rear and radiator.

BEDROOM TWO

11' 11" x 8' 0" (3.63m x 2.44m) A further spacious double bedroom with excellent proportions, providing ample room for a full bedroom suite. The bright, airy feel makes it a versatile space suitable for guests, a home office or a relaxing second bedroom. Double glazed window to the front aspect and radiator.

FAMILY BATHROOM

A well-presented three-piece bathroom suite comprising a panel bath with pedestal wash basin with chrome mixer tap and low level WC, finished in a modern style for everyday comfort. Double glazed frosted window to the rear and radiator.

EXTERNALLY

To the front there is a decorative pathway to the front door and to the rear, the property benefits from a low-maintenance flagged garden, providing a smart and practical outdoor area that's perfect for outdoor dining or simply enjoying the fresh air. The hard-landscaped design keeps upkeep to a minimum. Detached garage and parking space.

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.



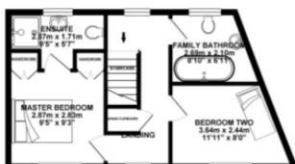
MORTGAGES

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.

GROUND FLOOR 34.30 sq. m.
(369.17 sq. ft.)



1ST FLOOR 34.25 sq. m.
(368.67 sq. ft.)



TOTAL FLOOR AREA: 68.55 sq. m. (737.63 sq. ft.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The dimensions shown are not guaranteed and should not be relied upon. Buyers do so at their own risk. Please seek professional advice if necessary.

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