



**redrose**

**9 Lincoln Drive**

Buckshaw Village, Chorley, PR7 7LY

**THIS BEAUTIFULLY** presented Freehold Townhouse in a quiet cul de sac location with parking for 2 vehicles in front. This lovely property is beautifully maintained and is the perfect first time buy. With 2 great size bedrooms to the first floor and fabulous master suite to the top floor. private low maintenance garden to the rear and modern kitchen/diner.

**£225,000**

EPC Rating '83 B'





## Property Description

### OUTSIDE FRONT

Pathway to the front door. With parking for 2 vehicles.

### ENTRANCE PORCH

5' 2" x 3' 8" (1.59m x 1.12m) Radiator, ceiling light point and white panelled door to lounge.

### LIVING ROOM

14' 9" x 11' 9" (4.5m x 3.58m) Lovely spacious room with double glazed window to front, ceiling light point, radiator and white panelled door to inner hallway.

### INNER HALL

White panelled doors to kitchen, cloaks and lounge. Ceiling light point and stairs to first floor.

### CLOAKROOM

Two piece suite with low level WC and wash hand basin. Ceiling light point, vinyl flooring and radiator.







#### KITCHEN/DINER

11' 10" x 7' 8" (3.61m x 2.36m) A range of fitted wall and base units in a light contemporary white with stainless steel sink and drainer, 4 ring gas hob, electric oven and space for washing machine and integrated fridge/freezer, down lights, vinyl flooring, double glazed window to rear and double glazed patio door to rear garden.

#### FIRST FLOOR

Stairs to first floor with white panelled doors to bedrooms two and three and family bathroom. Ceiling light point and stairs to second floor.

#### BEDROOM TWO

11' 9" x 11' 1" (3.60m x 3.39m) Double glazed windows to front, ceiling light point and radiator.

#### BEDROOM THREE

11' 10" x 8' 10" (3.61m x 2.70m) Double glazed window to rear, ceiling light point and radiator.

#### FAMILY BATHROOM

Three piece bathroom suite with bath, low level WC and wash hand basin. Double glazed window to rear, down lights, radiator and vinyl flooring.

#### SECOND FLOOR

Stairs to second floor with white panelled door to master bedroom and door to storage cupboard.

#### MASTER BEDROOM

16' 2" x 8' 5" (4.94m x 2.59m) Great size master bedroom with dormer window to front, ceiling light point, radiator and panelled door to en-suite bathroom.

#### EN-SUITE

10' 11" x 5' 2" (3.33m x 1.60m) Larger than average en-suite bathroom with walk in shower cubicle, low level WC and wash hand basin. Velux window to rear, heated towel rail, vinyl flooring and downlights.





#### OUTSIDE REAR

Lovely, low maintenance and private rear garden with artificial lawn and decked terrace. Fenced to all sides with side gate access to front Edit | Delete

#### PARKING

The property has 2 parking spaces to the side.

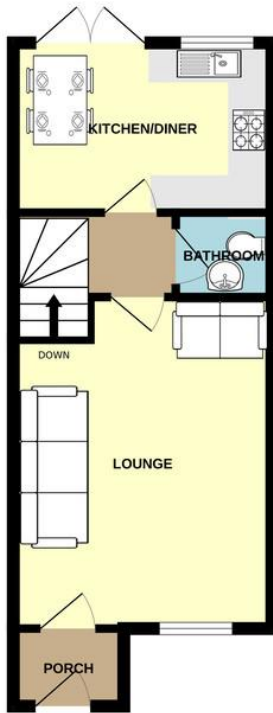


Aerial boundary view for illustrative purposes only





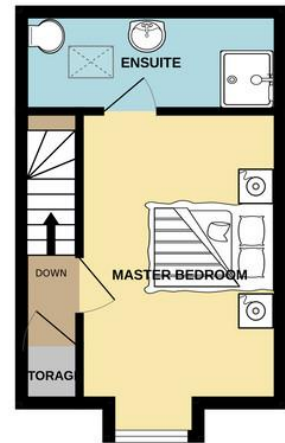
GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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