



91 Highland Drive, Buckshaw Village, Chorley, PR7 7AB

Offers in Excess of £199,950

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

- Freehold three-bedroom mews house
- 700sq ft of internal living space
- Private rear garden with artificial grass
- Single Garage and Off-road parking space
- Desirable residential location
- Excellent local amenities
- Service Charge £150.00 per annum
- Rent Charge £5.00 per annum

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Tiger Sales & Lettings are pleased to present for sale this attractive **FREEHOLD** three-bedroom mews house, ideally located just a short walk from the Main Square in the popular Buckshaw Village.

The property is well proportioned throughout, offering approximately 700 sq ft of internal living space, making it an excellent option for first-time buyers, downsizers, or buy-to-let investors. The accommodation has been thoughtfully arranged to maximise both space and functionality.

To the ground floor, the home comprises a welcoming entrance hallway, a comfortable lounge, and a fitted kitchen/diner which provides a practical and sociable space for everyday living. The kitchen benefits from direct access to the rear garden, ideal for entertaining or family use.

The first floor offers three well-sized bedrooms, including a principal bedroom, alongside a modern family bathroom fitted with a clean and contemporary suite.

Externally, the property benefits from a private rear garden with artificial grass, providing a low-maintenance outdoor space suitable for year-round enjoyment. Additional advantages include a single garage and an off-road parking space, offering both convenience and secure storage.

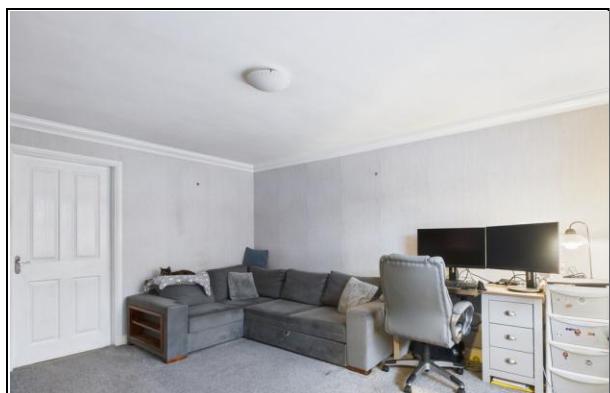
Situated in a highly desirable residential area, Buckshaw Village is well known for its excellent local amenities, schools, and transport links, including Buckshaw Parkway train station and easy access to the M6 and M61 motorway networks.

An early viewing is highly recommended to fully appreciate the location, layout, and overall appeal of this well-presented home.

ENTRANCE HALL

4' 6" x 4' 6" (1.37m x 1.37m)

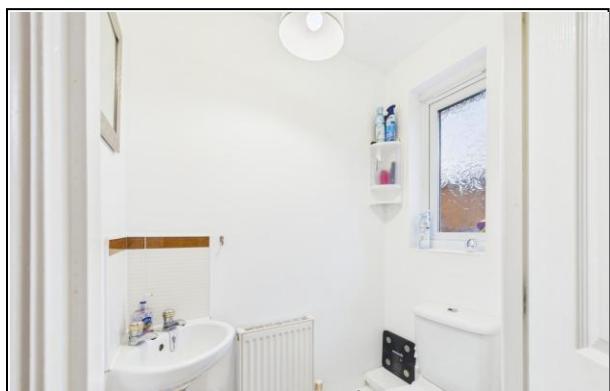
Composite aluminum door to front entrance with frosted glass, carpet.



LOUNGE

12' 3" x 14' 2" (3.73m x 4.32m)

Fitted carpet, wallpaper walls, uPVC double glazed windows



KITCHEN

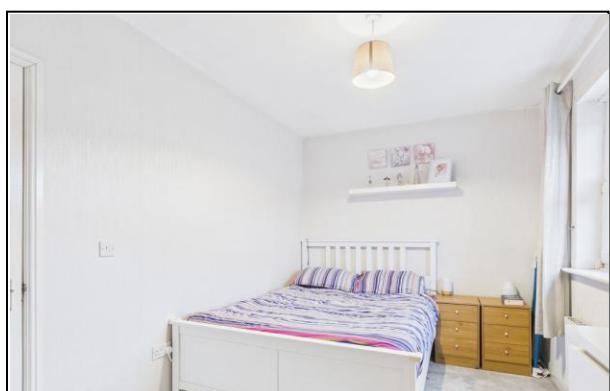
15' 5" x 9' 3" (4.7m x 2.82m)

Laminate floor, plumbing for washing machine, electric fan assisted oven, four ring gas hob, matching range of fitted base and eye level units, 1.5 bowl stainless steel sink with chrome kitchen mixer tap.

WC

3' 0" x 4' 9" (0.91m x 1.45m)

W.C, wash hand pedestal



BEDROOM

13' 8" x 8' 4" (4.17m x 2.54m)

Fitted carpet, wallpaper walls, uPVC double glazed window, TV point, built in alcove wardrobe and additional storage

BEDROOM

8' 10" x 8' 4" (2.69m x 2.54m)

Fitted carpet, uPVC double glazed window

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BEDROOM

6' 4" x 9' 10" (1.93m x 3m)

Fitted carpet, uPVC double glazed window, TV point



BATHROOM

5' 9" x 6' 8" (1.75m x 2.03m)

Bath with overhead shower, shower screen, tiled splash back with mosaic, vanity wash hand basin with under basin storage, W.C chrome towel radiator, laminate flooring

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

20 Years

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

We are advised that the local Council Tax Amount for a band "C" Property in South Ribble is approximately £2,079.73 per annum



Service Charge

£150.00 per annum

Rent Charge

£5.00 per annum

Broadband

We are advised that the property can obtain Fibre to the Premises

Mobile Data

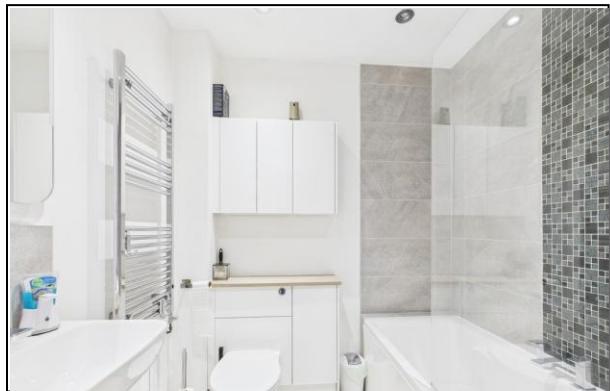
We are advised that you are likely to have mobile coverage

We would suggest that you make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

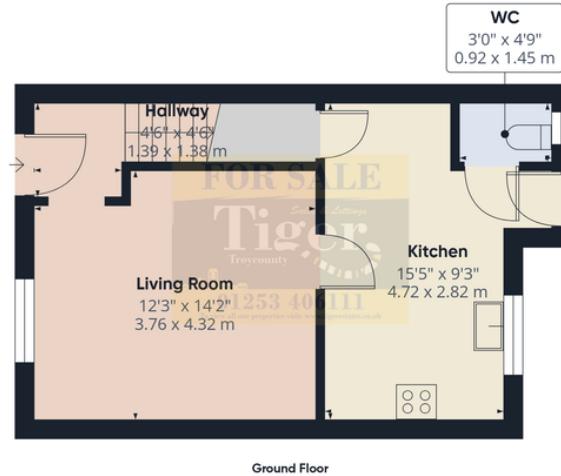


PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.



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Approximate total area⁽¹⁾

700 ft²
65.1 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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