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41 Townsend Drive

Buckshaw Village, Chorley, PR7 7JH

A beautifully presented three-storey townhouse offering versatile living space ideal for family life. The recently updated open-plan kitchen and living area provides a bright and welcoming hub of the home.

The ground floor also features a flexible bedroom or study, while upstairs you'll find three generously sized double bedrooms, including a master with en-suite. The first floor boasts a comfortable and cosy lounge, and a south-facing garden adds the perfect finishing touch. Off-road parking is available to the side for two vehicles.

**£270,000**

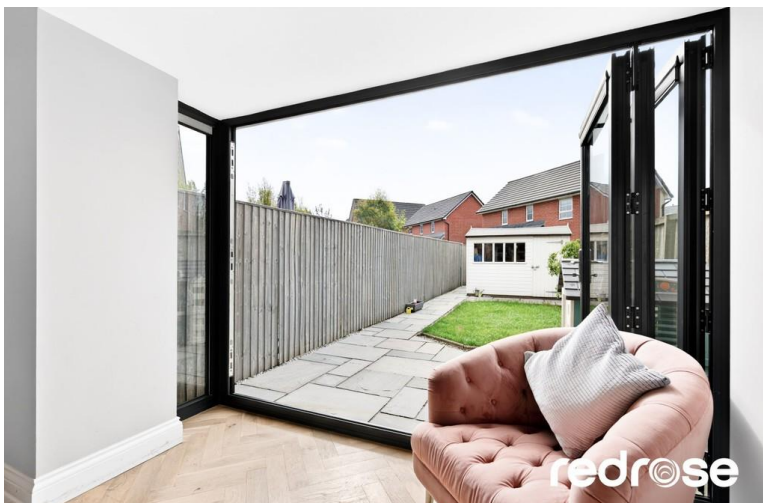
EPC Rating 'B'



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## Property Description

### OUTSIDE FRONT

Set on a quiet cul de sac this lovely property has an open outlook to the front and pathway leading to front door. EV charging point.

### HALLWAY

High quality engineered hard wood flooring with underfloor heating throughout the whole ground floor with doors leading to bed4/study, downstairs cloaks and kitchen/family room. Light fitting, radiator, alarm panel, panelled door to storage cupboard and stairs leading to first floor.

### BEDROOM FOUR/ STUDY

9' 4" x 6' 1" (2.86m x 1.87m) Double glazed window to front, ceiling light point, telephone point and radiator. Perfect for working from home.



#### GROUND FLOOR WC

5' 5" x 2' 10" (1.66m x 0.88m) Laminate flooring, ceiling light point, radiator, WC and wash hand basin.

#### KITCHEN/ FAMILY ROOM

19' 0" x 16' 0" (5.8m x 4.9m) This beautifully designed open-plan kitchen perfectly blends style and practicality, creating a bright and inviting heart of the home. Featuring sleek navy shaker-style cabinetry, crisp white quartz worktops, and a classic Belfast sink, the space offers a timeless yet contemporary feel. A central island provides additional storage and preparation space, ideal for both everyday living and entertaining.



Natural light floods in through large bi-fold doors, seamlessly connecting the indoors with the garden beyond, while elegant pendant lighting adds a warm, stylish touch. The thoughtful layout also allows for a comfortable seating or dining area, making this a versatile and sociable family space. The kitchen is open plan leading onto the family room with double glazed patio doors to a lovely landscaped rear garden. 2 aerial sockets and telephone socket.

#### LANDING

Landing with light fitting and doors leading to lounge and master bedroom.



#### LOUNGE

13' 1" x 12' 11" (4.01m x 3.94m) Overlooking the lovely garden to the rear and benefitting from the evening sun. 2 double glazed windows, aerial socket, telephone socket, ceiling light point and radiator.

#### MASTER BEDROOM

12' 11" x 9' 4" (3.94m x 2.87m) Good sized master bedroom with 2 double glazed windows overlooking the front, radiator, aerial socket, light fitting and door leading to en-suite bathroom.

#### ENSUITE

6' 5" x 6' 3" (1.98m x 1.91m) Three piece en-suite with fully tiled double shower cubicle, WC and wash hand basin. heated towel rail, ceiling light point and vinyl flooring.



#### SECOND FLOOR

Doors leading to family bathroom and bedrooms 2 and 3, ceiling light point and radiator.

#### BEDROOM TWO

12' 11" x 10' 9" (3.94m x 3.29m) Dormer double glazed window overlooking the front, ceiling light point and radiator.



### BEDROOM THREE

12' 11" x 8' 2" (3.94m x 2.49m) Velux window to rear flooding the room with light, ceiling light point and radiator.

### FAMILY BATHROOM

Fully tiled three piece suite with bath and shower over. WC, wash hand basin, vinyl flooring and heated towel rail.

### OUTSIDE REAR

Landscaped rear garden with central lawn area, patio leading from the family room and pathway to the rear garden, large shed and gate to the rear.



### 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.  
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