



redrose

79 Perthshire Grove

Buckshaw Village, Chorley, PR7 7AE

Beautifully presented three-bedroom townhouse in a quiet cul-de-sac location set over three floors, ideal for modern family living. Features include a contemporary kitchen, spacious lounge/diner with Juliet balcony and a top-floor principal bedroom with ensuite. Two further bedrooms and a family bathroom complete the home. Benefits include quiet area, private garden and allocated/off-street parking. Conveniently located close to local amenities, schools, and transport links.

Offers Over £220,000

EPC Rating '79C'





Property Description

OUTSIDE FRONT

Good size block paved driveway, stone dressed borders with mature shrubbery and pathway leading to front door.

ENTRANCE HALL

Long hallway with laminate flooring. Doors leading to integral garage, under stairs storage, shower room, utility and bedroom three, radiator and downlights.

GARAGE

Perfect for storage with power and light and up and over door to the front.

SHOWER ROOM

8' 10" x 2' 7" (2.7m x 0.8m) Tiled floor, down lights, W.C, wash hand basin. Radiator and fully tiled shower cubicle.





BEDROOM THREE

9' 4" x 8' 8" (2.86m x 2.65m) Double glazed window overlooking garden, radiator and ceiling light point.

UTILITY ROOM

6' 1" x 5' 5" (1.87m x 1.67m) Fitted modern base units, work top, stainless steel sink & drainer, plumbing for washer. Tiled flooring and single radiator. Door to rear garden.

FIRST FLOOR

Stairs leading from ground floor to first floor landing with panelled doors to lounge and kitchen.



LOUNGE

15' 4" x 13' 5" (4.68m x 4.11m)

This generous lounge/diner is filled with natural light, offering a bright and airy space perfect for both relaxing and entertaining. With ample room for comfortable seating and a dining area, it provides a flexible layout to suit modern living. Large windows and/or patio doors enhance the sense of space boasting twin double glazed French doors with Juliet Balconies overlooking beautiful landscaped gardens. feature fireplace with electric fire insert, double radiator, down lights and TV point.

KITCHEN/DINER

8' 4" x 12' 0" (2.55m x 3.66m)

Located on the first floor, this well-appointed kitchen offers a practical and stylish space with ample storage and worktop areas. Finished Fitted with a range of modern beech wall and base units, integrated dishwasher, integrated fridge, fully tiled splash back, four ring gas hob, oven, extractor, single radiator and black composite sink with drainer. Double glazed window to front.



SECOND FLOOR

Stairs leading from first floor to top floor landing with ceiling light point and panelled doors to master bedroom and bedroom two.

MASTER BEDROOM

12' 6" x 8' 8" (3.82m x 2.65m)

A generously sized master bedroom offering a peaceful retreat, complete with built-in storage and a modern en-suite. Bright and well-proportioned, it provides ample space for a king-size bed and additional furnishings, all finished in a clean, contemporary style.



EN-SUITE

6' 5" x 5' 5" (1.98m x 1.67m) The master bedroom benefits from a sleek, modern ensuite, featuring a walk-in shower, contemporary tiling, and a vanity unit with integrated storage. Finished to a high standard, this private space



adds both comfort and convenience to the home. Tiled flooring, down lighting, walk in shower. Fitted vanity unit with wash hand basin and storage, chrome heated towel rail, double glazed window to rear aspect and concealed cistern low flush WC unit.

BEDROOM TWO

8' 6" x 11' 10" (2.60m x 3.63m) A bright and spacious double bedroom offering ample space for a double bed and additional furnishings. Neutrally decorated and well-presented, it's perfect as a comfortable guest room, home office, or second bedroom. With airing cupboard, double storage cupboard, fitted wardrobes, 2 double glazed windows to front. Ceiling light point and single radiator.



FAMILY BATHROOM

6' 6" x 6' 6" (1.99m x 1.99m)

A well-appointed family bathroom featuring a contemporary three-piece suite, including a full-size bath with shower over, sleek tiling, and a stylish vanity unit. Bright and functional, it offers a comfortable space for everyday use.

EXTERNALLY

To the front, the property enjoys a recently landscaped garden with a private driveway providing convenient off-street parking. The entrance is welcoming and well-maintained, offering strong kerb appeal.



To the rear, a spacious and mature garden provides a peaceful outdoor retreat. Surrounded by established planting and featuring elegant silver birch trees, the garden offers a high level of privacy-ideal for relaxing, entertaining, or family use. A paved patio area completes the space, perfect for outdoor dining in the warmer months.

BUCKSHAW VILLAGE

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 cafe. Buckshaw village has everything you could possibly need for young and old alike.

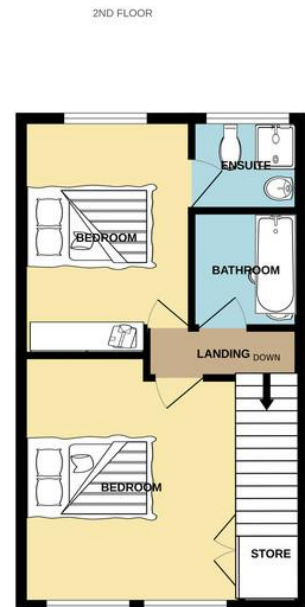
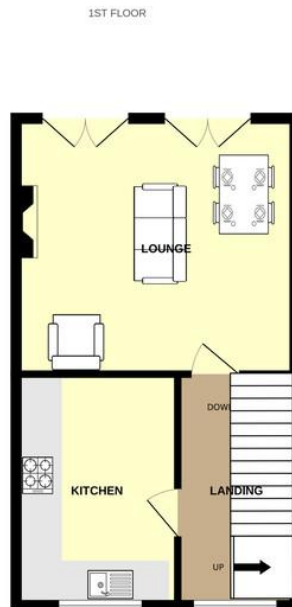
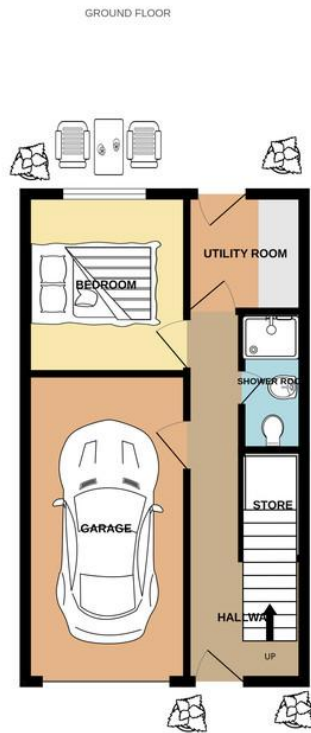




MORTGAGE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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