



redrose

25 Home Park Drive

Buckshaw Village, Chorley, PR7 7EA

Step inside this remarkable residence, discover a space that blends elegance, comfort, and modern design. The breath-taking open plan living and kitchen area immediately captures your attention, featuring a high-quality fitted kitchen, bespoke lighting, and an inviting atmosphere. Carefully curated furniture, designed to complement the space, may also be available for purchase to complete the look. Two generously sized bedrooms provide both style and practicality, while the bathroom offers a boutique-hotel feel — the kind you'd expect to see in the pages of a luxury interiors magazine.

This home is a rare find that truly needs to be seen to be fully appreciated.

Guide Price £150,000

EPC Rating '72c'





Property Description

HALLWAY

Composite front door leading to hallway with stairs rising to first floor. Feature tiled flooring and feature wall.

OPEN PLAN LOUNGE/ KITCHEN

20' 8" x 14' 8" (6.3m x 4.47m) This breath taking open-plan living space has been designed with both style and functionality in mind. At its heart lies a fabulous high-specification kitchen, complete with integrated dishwasher, washing machine, and tumble dryer, along with a premium Neff oven and induction hob with extractor. Quartz worktops, a mirrored splashback, and feature lighting create a sleek, contemporary finish, perfectly complemented by laminate flooring throughout. The lounge area offers ample space for relaxation and entertaining, enhanced by slimline heaters, elegant pelmets, and fitted blinds - all included to complete the modern look of this beautiful home. Double glazed windows



MASTER BEDROOM

11' 8" x 8' 11" (3.56m x 2.72m) A beautifully presented double bedroom with a rear-facing double-glazed window that frames the stunning views beyond. Fitted mirrored double wardrobes provide excellent storage while enhancing the sense of light and space. The room is finished with a ceiling light point, wall-mounted electric heater, and stylish laminate wooden flooring throughout - creating a comfortable and inviting retreat.



BEDROOM TWO

11' 5" x 5' 0" (3.48m x 1.52m) This delightful bedroom enjoys a rear-facing double-glazed window, perfectly framing the beautiful views beyond. Fitted mirrored wardrobes provide practical storage while reflecting natural light to enhance the sense of space. A ceiling light point, wall-mounted electric heater, and tasteful finishes complete this inviting room.



BATHROOM

8' 1" x 6' 3" (2.46m x 1.91m) This stunning bathroom is designed to impress, fully tiled with high-quality marble-effect finishes for a sleek, contemporary feel. At its centre, a freestanding bath with overhead rain shower and chrome freestanding taps creates a true spa-like experience. A modern low-level WC with concealed flush, wash hand basin set within a stylish vanity unit, and an illuminated mirror add both elegance and practicality. Finishing touches include a chrome heated towel rail, discreet downlighting, and the comfort of underfloor heating - combining luxury with everyday convenience.

EXTERNALLY

The property has a driveway with allocated parking in front of the door.

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



Aerial boundary view for illustrative purposes only



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.

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MORTGAGES

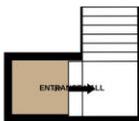
LEASE DETAILS

Service Charge £381.41 PA

Ground Rent £70 PA

ENTRANCE FLOOR
105 sq ft (9.7 sq m) approx.

1ST FLOOR
559 sq ft (51.7 sq m) approx.



TOTAL FLOOR AREA - 633 sq ft (57.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the Redrose measured floor measurements of plots, setbacks, rooms and any other items are approximate and no responsibility is taken for any error, omissions or any agreement. 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 not guaranteed. All its RRP quantities of efficiency can be given.
Redrose Mortgage (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

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