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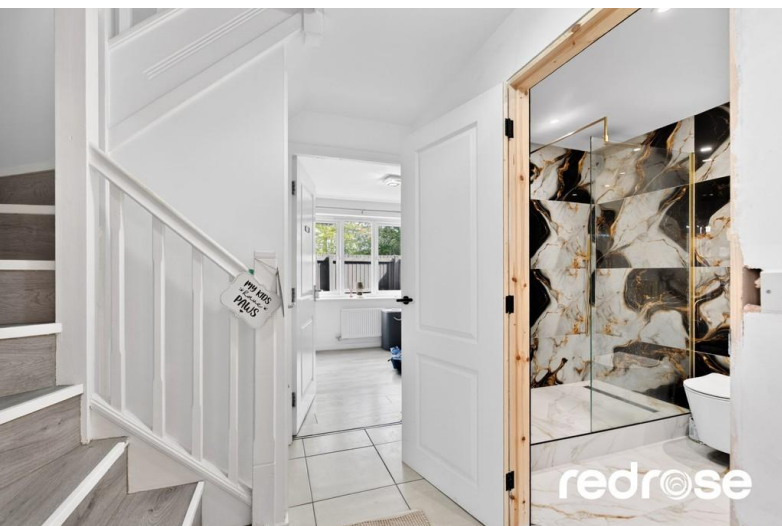
8 Hazelmere Avenue

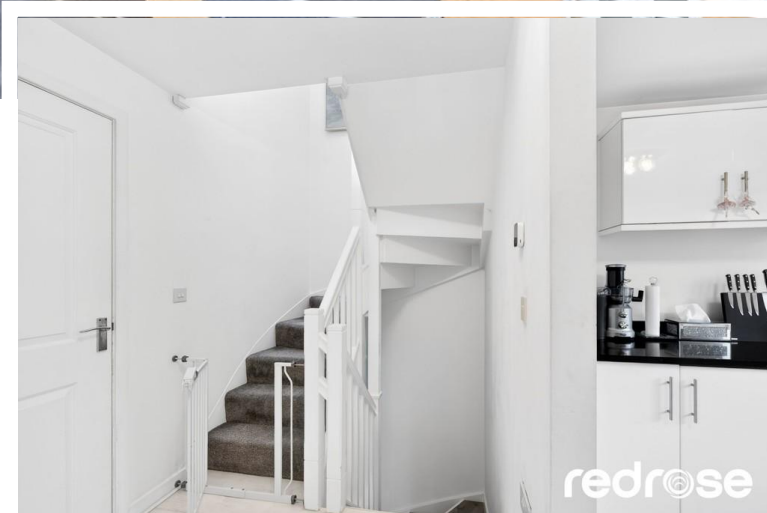
Buckshaw Village, Chorley, PR7 7FD

A stylish and contemporary home set over three floors, featuring a stunning open-plan first floor with a bright lounge/diner and a sleek high-gloss kitchen with black granite worktops—ideal for modern living and entertaining. The top floor offers a private master suite with en-suite and balcony, while the ground floor provides two versatile bedrooms and a modern family bathroom. Externally, the property benefits from secure off-road parking via double wooden gates and a sandstone patio, perfect for outdoor enjoyment.

Guide Price £230,000

EPC Rating 'TBC'





Property Description

PORCH

A welcoming entrance hallway with staircase rising to the first floor, radiator, and doors leading to all ground floor rooms.

BEDROOM TWO

11' 4" x 9' 0" (3.45m x 2.74m) A well-sized second bedroom featuring a double-glazed window, ceiling light point and radiator.

BEDROOM THREE

9' 1" x 8' 11" (2.77m x 2.72m) A well-proportioned double bedroom featuring a double-glazed window, ceiling light point and radiator.





BATHROOM

10' 0" x 6' 4" (3.05m x 1.93m) A spacious bathroom, created by combining two rooms, featuring a walk-in tiled shower cubicle, a wash hand basin inset within a vanity unit, a freestanding bath, and a low-level W.C. Tiled wall. heated towel rail and flooring.

FIRST FLOOR LEADS TO THE

LOUNGE OPEN PLAN

14' 5" x 11' 5" (4.39m x 3.48m) An impressive and generously proportioned open plan living space, with the lounge flowing effortlessly into the kitchen to create a modern and highly sociable environment. The room is filled with natural light, offering ample space for both comfortable seating and dining, making it ideal for everyday living as well as entertaining guests.



KITCHEN

11' 3" x 8' 11" (3.43m x 2.72m) A fitted kitchen to create a modern and highly sociable environment. The kitchen is well appointed with a range of white gloss fitted units with black granite and speckled work tops, offering ample worktop and storage space. Space for American style fridge freezer, dishwasher, Stainless steel sink with drainer unit, integrated electric oven and gas hob with extractor fan. Laminate flooring and radiator.



SECOND FLOOR LEADS TO THE

MASTER BEDROOM

11' 4" x 8' 10" (3.45m x 2.69m) A spacious and well-presented principal bedroom, offering a comfortable and relaxing retreat, complete with a double-glazed window, ceiling light point and radiator.

ENSUITE

A spacious and well-presented principal bedroom, offering a comfortable and relaxing retreat, complete with a double glazed window, ceiling light point and radiator, and benefitting from a modern en-suite.



EXTERNALLY

Accessed via secure gates, the property benefits from off-road parking and a low-maintenance Indian sandstone flagged patio area, ideal for outdoor seating and entertaining.



LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The newly opened Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll find Tesco, Aldi, an Italian restaurant, coffee shops, barbers, and a variety of takeaways. For dining out, the War Horse Pub and the Harvester are popular with young families. The village also offers a community centre hosting a range of activities, a primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a brand-new nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities and convenient transport links, Buckshaw Village has everything you could need for modern family life.



MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.



TOTAL FLOOR AREA: 728 sq ft (67.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floor, wall, window, window opening, door frame and approximations and no responsibility is taken for any error. Dimensions in this contract, if they differ from the floor plan, shall prevail and shall be used as the basis of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mortgage Centre

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