



redrose

23 Mayflower Crescent
Buckshaw Village, Chorley, PR7 7BF

Situated in the popular Buckshaw Village, this well-presented home offers spacious and versatile living accommodation, ideal for couples or small families. The ground floor comprises a bright and welcoming lounge, a useful downstairs W.C., and a modern kitchen/diner. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking for several vehicles, and a garden to the rear with a pathway offering access.

Offers Over £210,000

EPC Rating '74C'





Property Description

ENTRANCE HALL

A welcoming entrance hallway with radiator and ceiling light point, offering access to a useful cloaks cupboard and leading into a generously sized, bright and spacious lounge.

DOWNSTAIRS W.C

A well-presented space featuring a low-level W.C. and wash hand basin with tiled splashback, enhanced by a double glazed window to the front, radiator and ceiling light point.

LOUNGE

15' 9" x 12' 5" (4.8m x 3.78m) A bright and welcoming space with a double glazed window to the front elevation, complemented by a radiator and ceiling light point. Featuring a wall-mounted electric flame-effect fire, with stairs to the first floor and access through to the kitchen/diner.





KITCHEN/DINER

15' 2" x 8' 3" (4.62m x 2.51m) A lovely, bright kitchen enjoying double French doors to the rear, opening onto a low-maintenance garden. Fitted with a range of wall and base units with contrasting work surfaces, incorporating a four-ring gas hob, double electric oven with extractor over, and a stainless steel sink with drainer and mixer tap. There is space and plumbing for a freestanding dishwasher and washer/dryer. Further benefits include a radiator, wall-mounted extractor, ceiling light points, and access to useful under-stairs storage.

LANDING

Access to all first floor bedrooms, bathroom and loft hatch.



MASTER BEDROOM

13' 7" x 8' 8" (4.14m x 2.64m) A spacious and inviting double bedroom enjoying a front-facing double glazed window, complemented by a radiator and ceiling light point.

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m) A bright rear-facing aspect with a double glazed window, complemented by a radiator and ceiling light point.

BEDROOM THREE

9' 9" x 6' 3" (2.97m x 1.91m) A bright front-facing aspect with a double glazed window, complemented by a radiator and ceiling light point.

BATHROOM

A stylish three-piece bathroom suite in white, incorporating a close-coupled W.C., a wash hand basin set within a sleek full-length vanity unit offering ample storage, and a bath with thermostatic mixer shower, finished with a tiled surround, radiator and ceiling light point.



EXTERNALLY

A spacious front driveway offering off-road parking for two to three vehicles to the front enhanced by well-maintained shrub borders and a pathway leading to the main entrance. A beautiful, sunny and private rear garden, designed for low-maintenance living, featuring a paved patio, pebbled areas and raised flower beds. A private pathway leads around to the front of the property, with gated access.





LOCATION

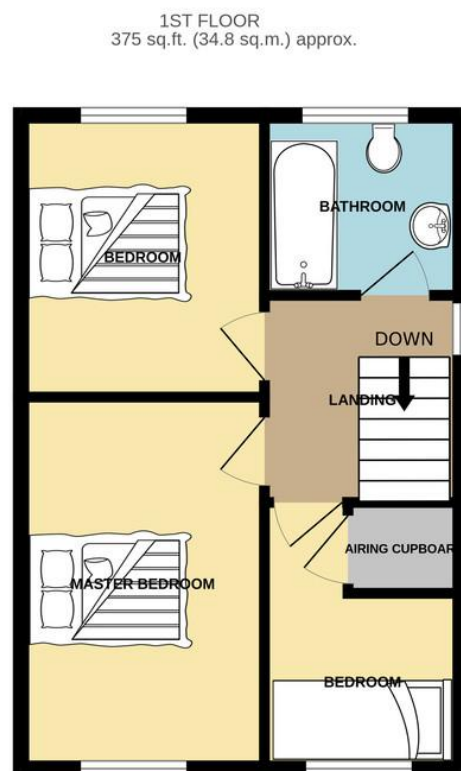
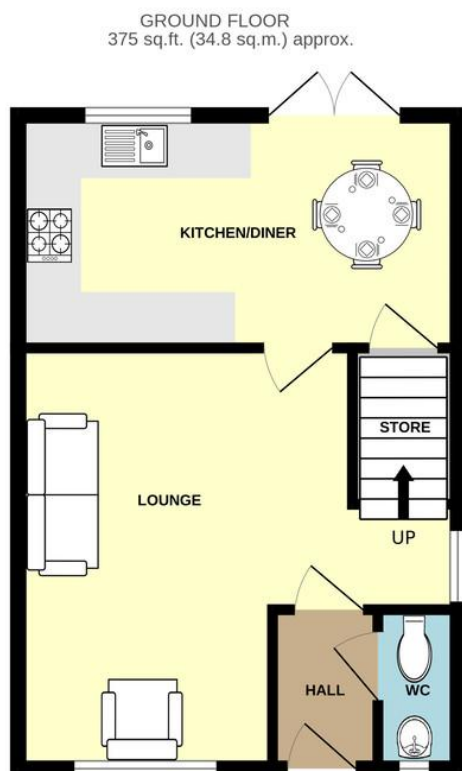
Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.

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: 749 sq.ft. (69.6 sq.m.) approx.

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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