



32 Main Street

Buckshaw Village, Chorley, PR7 7AQ

This lovely home briefly comprises of an entrance hallway with downstairs bathroom

leading through to a generous sized living room to the front of the property and a fantastic bright and airy kitchen extension to the rear. The kitchen boasts modern fitted units and integrated appliances with plenty of space for a family dining table, and a snug/extra living room in the extension on the rear. Upstairs in this property are 3 bedrooms, two of which are good size doubles and the other a single. There is also a modern family style bathroom with white three-piece suit and shower over bath.

Externally the property has an easy to maintain garden to the rear, garage to the side for storage, and a driveway in front of it for parking.

Guide Price £210,000

EPC Rating '68d'





Property Description

HALLWAY

A bright and welcoming hallway offering an inviting introduction to the home. Finished with modern décor and laminate flooring, it provides access to all main living areas while setting a stylish tone throughout.

DOWNSTAIRS W.C.

A conveniently located downstairs cloakroom comprising a low-level W.C. and wash basin vanity unit and tiled splash back. Finished with modern fittings, it provides a practical and stylish addition to the ground floor.

LOUNGE

15' 10" x 14' 6" (4.83m x 4.42m) A bright and generously sized lounge offering the perfect space for relaxing or entertaining. Finished with modern décor and laminate flooring, this inviting room enjoys plenty of natural light and provides a comfortable, stylish setting for everyday living. Double glazed window to the front aspect, radiator and stairs rising to the first floor.



KITCHEN/DINER

14' 5" x 8' 2" (4.39m x 2.49m) A stylish and contemporary kitchen/breakfast room designed for modern living. Finished with a range of wall and base fitted units with complimentary work surfaces over. Bowl and half stainless steel sink with drainer unit and mixer tap, Part tiled walls, an integrated electric oven with four-ring gas hob and extractor hood over and integrated fridge. The bright and inviting breakfast area provides the perfect space for casual dining and everyday family life. Leads through to the conservatory.



CONSERVATORY

11' 1" x 8' 7" (3.38m x 2.62m) A bright and versatile conservatory offering additional living space, ideal for dining, relaxing, or entertaining. Flooded with natural light, it enjoys views over the garden and provides a seamless connection between the indoors and outdoors. Double glazed windows and French door leading to the rear garden and radiator.

LANDING

Access to the loft hatch.



MASTER BEDROOM

13' 8 max" x 8' 5" (4.17m x 2.57m) A spacious and beautifully presented master bedroom featuring fitted wardrobes and a double-glazed window to the front aspect, allowing plenty of natural light and radiator. Finished with modern décor, this inviting room offers both comfort and practicality, creating a perfect retreat within the home.



BEDROOM TWO

10' 5" x 8' 0" (3.18m x 2.44m) A spacious double bedroom offering ample room for furnishings and finished in a modern, neutral décor. Bright and welcoming, it provides a comfortable space ideal for guests, family members, or a home office setup. Double glazed window to the rear aspect and radiator.

BEDROOM THREE

6' 8" x 5' 11" (2.03m x 1.8m) A well-proportioned single bedroom offering versatility as a guest room, nursery, or home office. Double glazed window to the front aspect, radiator and cupboard housing the heating cylinder.

BATHROOM

A modern three-piece family bathroom comprising a panelled bath with high level shower fitting over and glazed screen, wash basin with vanity unit and low-level W.C. Part tiled walls and tiled flooring it offers a clean and stylish space for everyday use. Double glazed frosted



window to the rear aspect and radiator.

EXTERNAL

Gated frontage with pathway to the front door. A well-maintained garden featuring a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by fencing, with a gated access providing both privacy and convenience. Garage and parking spaces.

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

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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.

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		