



redrose

9 Townsend Drive

Buckshaw Village, Chorley, PR7 7JH

A beautifully presented three-bedroom detached home, enhanced beyond the standard build and finished to a high specification throughout. Ideal for modern family living, a spacious dual-aspect lounge and a contemporary kitchen/diner with Quartz work surfaces. Integrated double oven, fridge/freezer and dishwasher. French doors open onto a south-facing garden featuring lawn, composite decking and patio. Upstairs, the master bedroom benefits from fitted wardrobes and a sleek en-suite with double shower and fully tiled walls. Two further generous bedrooms are served by a modern family bathroom with shower over bath and glazed screen.

Offers Over £290,000

EPC Rating '77C'





Property Description

HALLWAY

An impressive entrance hallway creating an immediate sense of space and quality, offering a stylish and practical introduction to the home with access to the main living accommodation. Stairs rising to the first floor, High Gloss tiled flooring flows throughout, two storage cupboards and access to the downstairs W.C.

LOUNGE

16' 0" x 9' 11" (4.88m x 3.02m) An impressive and spacious dual-aspect lounge of generous proportions, enhanced by French doors opening onto the rear garden, creating a wonderful connection between indoor and outdoor living. Two double glazed windows to the front and two radiators.





KITCHEN/DINER

19' 2" x 10' 4" (5.84m x 3.15m) An exceptional high-spec kitchen/diner with a range of wall and base units and Quartz work tops complete with an island, integrated electric double oven with four ring gas hob, extractor hood and curtesy light. Integrated Fridge/freezer, and dishwasher plus space for washing machine. The kitchen and dining area are both practical workspace and social hub, ideal for entertaining, while the open-plan layout allows effortless flow between cooking, dining, and living areas. Two double glazed windows to the front aspect and French doors to the rear. Double panel radiator, cupboard housing the wall mounted central heating boiler and high gloss tiled flooring.



DOWNSTAIRS W.C

Fitted with a two piece suite in white comprising pedestal wash hand basin with tiled splash back. Low level W.C, double glazed frosted window to the rear, radiator and high gloss tiled flooring.

LANDING

Access to the loft hatch and access to the first floor bedrooms and family bathroom. Double glazed window to the rear.



MASTER BEDROOM

13' 7" x 8' 8" (4.14m x 2.64m) An impressive master bedroom boasting fitted wardrobes, delivering both style and practicality with hanging space and four drawers. The generous proportions, abundant natural light, and thoughtfully designed storage create a luxurious and tranquil personal retreat. Two double glazed windows to the front aspect and radiator.

ENSUITE

The en-suite features a three-piece suite with a double shower and fully tiled walls and flooring creating a stylish and tranquil personal retreat. Radiator and extractor fan.

BEDROOM TWO

10' 2" x 9' 2" (3.1m x 2.79m) A bright and spacious double bedroom, providing a relaxing and welcoming retreat with ample room for furnishings. Two double glazed windows to the front aspect, radiator and space for wardrobes. Storage cupboard.



BEDROOM THREE

6' 10" x 6' 5" (2.08m x 1.96m) A well-proportioned third bedroom, ideal as a guest room, children's room, or versatile home office space. Double glazed window to the rear aspect and radiator.

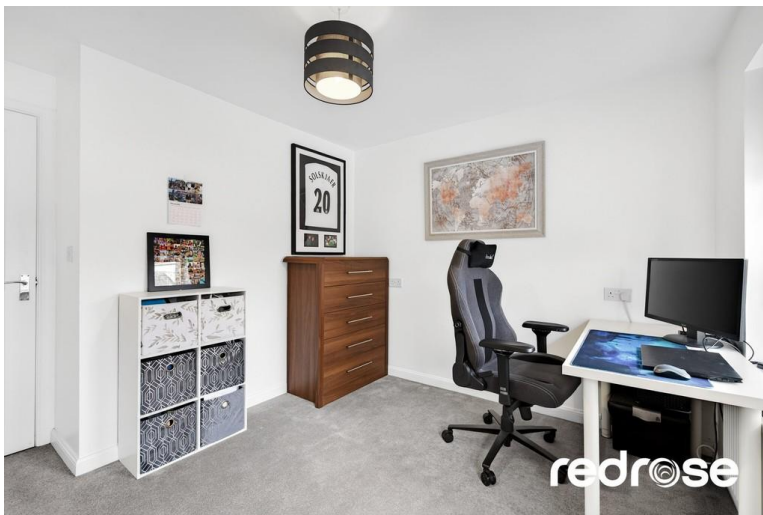


FAMILY BATHROOM

A well-appointed family bathroom featuring a three-piece suite, with a shower over the panel bath and a glazed screen, pedestal wash hand basin with mixer tap and low level W.C, Tiled walls, flooring, double glazed frosted window to the rear aspect, radiator, and extractor fan. The bathroom combining practicality with a clean, modern finish.

EXTERNALLY

To the front there is a driveway approach providing off road parking leading to the garage with a side door. The garage also has additional storage space. The garden to the rear is mainly laid to lawn with a south-facing garden combining style and practicality. Featuring a well-kept lawn, a paved patio area for alfresco dining, and composite 'Trex Transend' decking for seating or relaxing, the garden is bathed in sunlight and offers a peaceful, private outdoor retreat for family life or entertaining guests. Cold water tap, outside security light and access to the side via wooden gate.



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.



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.



TENURE AND LEASE DETAILS

LEASEHOLD

133 YEARS LEFT

CURRENT GROUND RENT- £386 PA

CURRENT SERVICE CHARGE- £150 PA



Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 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 are 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.