



redrose

19 Barlow Close

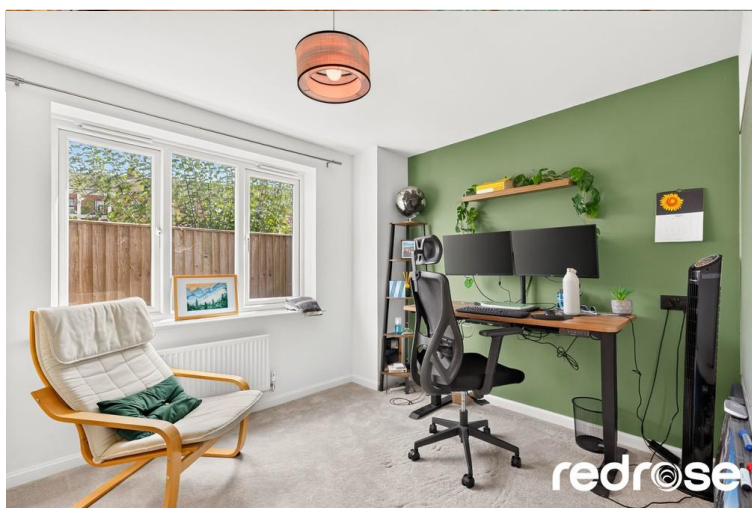
Buckshaw Village, Chorley, PR7 7JG

A unique two-bedroom upside-down link-detached home, designed to maximise light and space, situated in a quiet residential location. The ground floor offers two well-proportioned bedrooms and a modern bathroom, while the first floor features a bright open-plan lounge and kitchen/diner, ideal for modern living. Externally, the property benefits from allocated parking and a low-maintenance outdoor area. Perfect for first-time buyers, downsizers or investors.

Guide Price £180,000

EPC Rating '76C'





Property Description

HALLWAY

A welcoming entrance hallway with stylish new flooring, stairs leading to the first floor, a radiator and a useful storage cupboard, creating a great first impression.

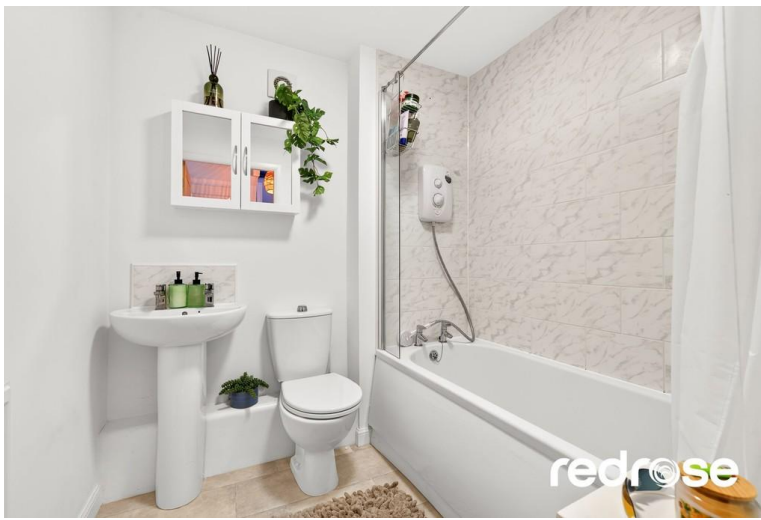
MASTER BEDROOM

11' 6" x 10' 10" (3.51m x 3.3m) A bright and spacious double bedroom with a side-facing double glazed window, creating a light and airy feel, complete with a radiator.

BEDROOM TWO

11' 5" x 8' 11" (3.48m x 2.72m) Another generous double bedroom with a double glazed window to the side aspect, creating a light and airy feel, complete with a radiator.





BATHROOM

A modern three-piece bathroom suite incorporating a panelled bath with high-level shower over, pedestal wash hand basin and low-level W.C., enhanced by part tiled walls, radiator and extractor fan.

FIRST FLOOR LOUNGE THROUGH ROOM

17' 10" x 11' 5" (5.44m x 3.48m) An impressive, bright and airy room enhanced by double glazed French doors opening to a newly added balcony, alongside a front-facing window, allowing plenty of natural light to flow through. Complete with a double panel radiator, this is a superb living space.



KITCHEN AREA

11' 4" x 8' 11" (3.45m x 2.72m) A stylish fitted kitchen offering a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with drainer and mixer tap. Featuring an integrated electric oven and four-ring gas hob with extractor hood and courtesy light, plus space for white goods, a useful storage cupboard, double glazed window, double panel radiator and access to the loft hatch.

EXTERNALLY

Accessed via wooden gates, the property offers a private driveway leading to a fully enclosed garden area, providing both security and outdoor space. There is also an outside communal space with the grounds.



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.



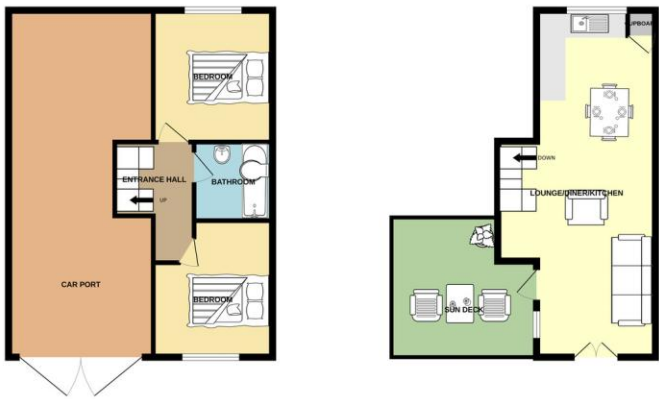


MORTGAGES

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

GROUND FLOOR
627 sq. ft. (58.2 sq.m.) approx.

1ST FLOOR
314 sq. ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA - 941 sq. ft. (87.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as a guide only, prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Helen Wall Mortgage (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 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 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