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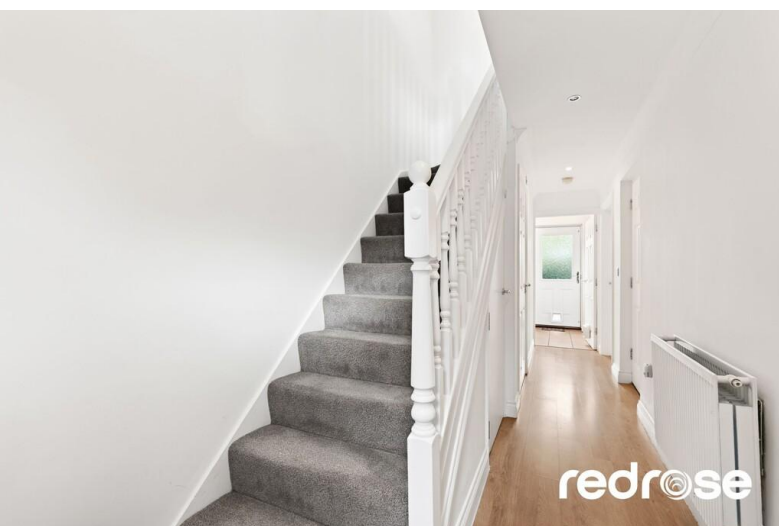
81 Perthshire Grove

Buckshaw Village, Chorley, PR7 7AE

An impressive three-bedroom townhouse arranged over three floors, offering stylish, flexible accommodation finished to a contemporary standard. The ground floor features a versatile third bedroom, utility room, shower room and integral garage, with private driveway parking. The first floor boasts a bright and airy lounge with two sets of French doors opening onto Juliet balconies, alongside a modern kitchen diner with integrated appliances. To the second floor are two further bedrooms, including the principal bedroom with en-suite, and a family bathroom. Externally, the enclosed rear garden features decking, a paved patio and mature planting, creating an ideal space for relaxing and entertaining

Guide Price £220,000

EPC Rating 'TBC'





Property Description

HALLWAY

A bright and inviting space with durable wood effect flooring, leading to the ground floor accommodation and staircase to the upper levels.

BEDROOM/VERSATILE RECEPTION ROOM

9' 4" x 8' 8" (2.84m x 2.64m) Currently utilised as a home office, this adaptable room features wood effect flooring and a large window overlooking the front aspect, providing ample natural light.

UTILITY ROOM

6' 1" x 5' 5" (1.85m x 1.65m) Equipped with base and wall units, a sink, and plumbing for a washing machine, this practical space also provides access to the rear garden.

SHOWER ROOM

A convenient three piece suite comprising a shower cubicle, pedestal wash basin, and WC, finished with neutral tiling.





INTERGRAL GARAGE

Accessed from the front, providing secure parking or additional storage solutions.

FIRST FLOOR LANDING

Continuing the wood effect flooring from the stairs, this landing connects the main living areas, brightened by natural light.

LOUNGE

15' 4" x 13' 5" (4.67m x 4.09m) A spacious and light filled reception area featuring contemporary wood effect flooring and two sets of French doors, each opening to a charming Juliet balcony overlooking the rear garden.



KITCHEN/DINER

12' 0" x 8' 4" (3.66m x 2.54m) Boasting a range of light wood effect wall and base units, contrasting dark worktops, and an integrated oven, hob, and extractor. There is also space for a dining table, all set against a tiled floor and stylish splashback. A window provides views to the front.

SECOND FLOOR LANDING

Carpeted and providing access to the two bedrooms and family bathroom.

MASTER BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m) A comfortable double bedroom with soft carpeting, a window to the rear, and the benefit of a private ensuite shower room. Includes fitted wardrobe space.

ENSUITE

6' 5" x 5' 5" (1.96m x 1.65m) A modern shower room featuring a walk in shower cubicle, vanity wash basin, and WC, complete with decorative and practical tiling.



BEDROOM TWO

11' 10" x 8' 6" (3.61m x 2.59m) Another well proportioned double bedroom, carpeted and enjoying natural light from two windows overlooking the front of the property.

FAMILY BATHROOM

6' 6" x 6' 6" (1.98m x 1.98m) A well appointed three piece suite including a panelled bath with shower over, a vanity wash basin, and a WC, finished with clean white and mosaic border tiling.





EXTERNALLY

Frontage & Driveway

The property benefits from a block paved driveway offering off road parking, alongside a small, attractive planted border leading to the front door and integral garage. An enclosed outdoor space offering a mix of decking, perfect for outdoor dining and relaxation, and a paved patio area, complemented by mature shrubs and planting for privacy.

TENURE

Tenure: Leasehold-RMG Residential

Service Charge- £360 PA

Ground Rent - £200 PA

EPC Rating: C

Council Tax Band: D



LOCATION

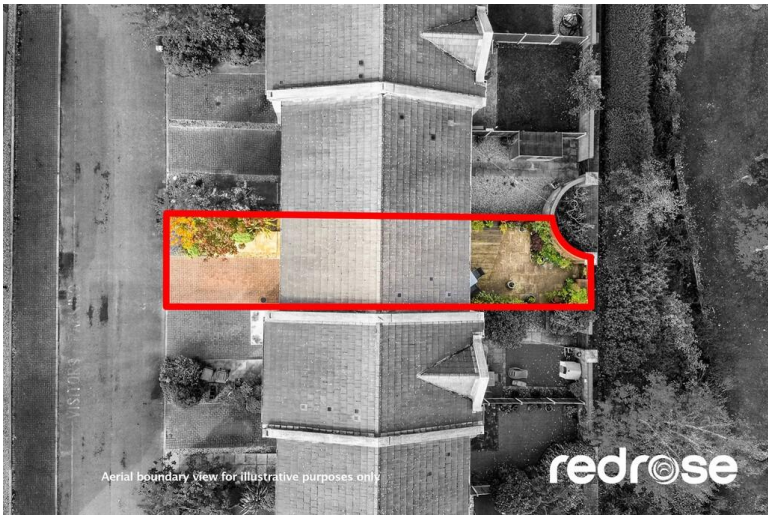
Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide 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.

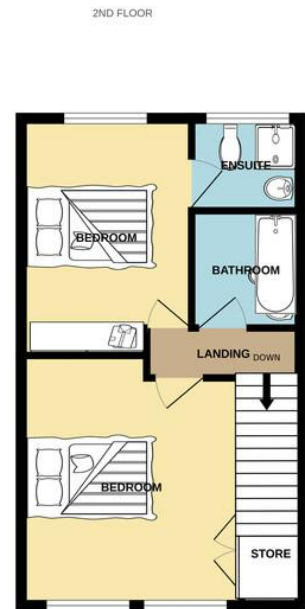
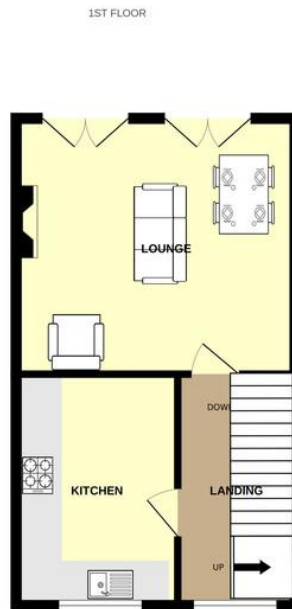
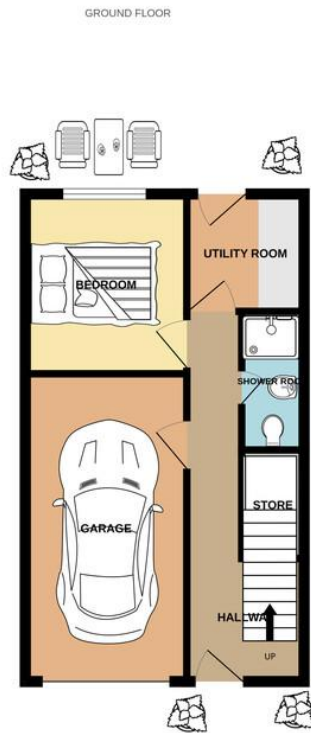


MORTGAGES

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.







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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