



redrose

30 Old Thorns Crescent

Buckshaw Village, Chorley, PR7 7JP

*****50% Shared Ownership Opportunity***** An excellent opportunity to purchase a 50% share of this well-presented home, ideal for first-time buyers looking to take their first step onto the property ladder. The property offers well-proportioned accommodation throughout, including a welcoming entrance hallway, spacious lounge with French doors opening onto the rear garden, fitted kitchen, downstairs WC, three bedrooms and a modern three-piece family bathroom. Externally, the property benefits from a front driveway providing off-road parking and lawned garden. The property is offered for sale on a 50% shared ownership basis, providing an affordable opportunity to secure a stake in a desirable home. Further details regarding the shared ownership arrangement, rent and service charges are available upon request.

Guide Price £90,000

50 % shared ownership

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming entrance hallway with a bright and airy feel, providing access to the main living areas and staircase to the first floor. Cupboard for storage.

DOWNSTAIRS W.C

A stylish downstairs WC, beautifully finished with contemporary tiled walls and flooring, providing a practical and well-presented space. Tiled walls and flooring, heated towel radiator and cupboard.

KITCHEN

10' 11" x 6' 7" (3.33m x 2.01m) A well-appointed fitted kitchen offering a good range of storage and worktop space, complemented by a bowl and half stainless steel sink with drainer and mixer tap. Integrated electric oven with four-ring gas hob, along with space for additional white goods. Double glazed window to the front aspect and double panel radiator.





LOUNGE/DINER

13' 9" x 12' 8" (4.19m x 3.86m) A spacious and inviting lounge featuring a fireplace and French doors opening onto the rear garden, creating a bright and welcoming space ideal for relaxing and entertaining.

LANDING

Access to all first floor bedrooms and bathroom.

MASTER BEDROOM

12' 7 max" x 11' 3 max" (3.84m x 3.43m) A spacious and well-presented master bedroom offering generous proportions, ample space for bedroom furniture and a bright, comfortable feel. Double glazed window to the front aspect, radiator and built in wardrobes with sliding mirrored doors.



BEDROOM TWO

10' 3" x 9' 8" (3.12m x 2.95m) A well-proportioned double bedroom offering ample space for bedroom furniture, with a bright and comfortable feel throughout. Double glazed window to the rear and radiator.

BEDROOM THREE

9' 11" x 4' 9" (3.02m x 1.45m) A versatile third bedroom offering a comfortable space, ideal as a nursery, guest room or home office. Double glazed window to the rear aspect and radiator.



FAMILY BATHROOM

A well-presented three-piece bathroom suite comprising a panelled bath, wash hand basin and WC, finished with contemporary fittings and a clean, modern feel.

EXTERNALLY

To the front, the property benefits from a driveway providing off-road parking and a neatly lawned garden. To the rear is a low-maintenance paved patio garden, enclosed by fencing and complemented by a wooden gate.

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



