



redrose

20 Bryning Way

Buckshaw Village, Chorley, PR7 7DQ

Beautifully presented, this modern semi-detached home offers spacious, versatile accommodation across three floors. All bedrooms feature newly fitted carpets, with a top-floor master suite providing a private retreat with fitted wardrobes. The high-quality kitchen is perfect for modern living and entertaining, while the sunny rear garden is low-maintenance and features a decked terrace, ideal for outdoor relaxation. Off-road parking for two vehicles completes this stylish home. Combining comfort, style, and practicality, this property is perfect for modern family living and ready to move straight into.

Offers Over £240,000

EPC Rating '75C'





Property Description

HALLWAY

Entrance door with glazed panel, stairs to first floor, door to lounge, laminate flooring and radiator.

CLAOKROOM W.C

Tow piece suite with wash hand basin and low level W.C. Tiled splash back, double glazed frosted window and radiator.

LOUNGE

A spacious lounge featuring a double glazed window to the front elevation, allowing plenty of natural light. The room benefits from laminate flooring, a radiator, TV point and ceiling light point, creating a comfortable space for relaxing and entertaining.

KITCHEN/DINER

15' 9" x 8' 3" (4.8m x 2.51m) Fitted units in white gloss. Wall and base units with contrasting work tops. 4 ring hob, with extractor over, single electric oven, stainless steel sink and drainer. Integrated washing machine,



fridge/freezer and dish/washer. Down lights, tiled flooring and tiled splash backs. Dining area has patio doors over looking garden. Radiator and ceiling light point. Door to under stairs storage cupboard.

FIRST FLOOR LANDING

Double glazed window to side elevation. Radiator, balustrade and ceiling light point. Doors to connection room.

BEDROOM TWO

10' 2" x 8' 5" (3.1m x 2.57m) A spacious double bedroom with double glazed window to the front aspect and radiator.



BEDROOM THREE

9' 5" x 7' 6" (2.87m x 2.29m) A spacious double bedroom with double glazed window to the aspect and radiator.

BEDROOM FOUR

7' 8" x 6' 3" (2.34m x 1.91m) Good-Sized Single Bedroom: A comfortable, well-proportioned room with space for a single bed, a small desk, and storage. Double glazed window to the rear aspect and radiator.



FAMILY BATHROOM

Fitted with a three piece suite comprising panel bath with high level shower fitting and screen. Pedestal wash hand basin and low level W.C. Part tiled walls, double glazed frosted window to the aspect and radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

18' 2" x 16' 0" (5.54m x 4.88m) Spacious Master Bedroom which is bright and airy room with double glazed Dorma style window to the front aspect, radiator and fitted wardrobes makes it both comfortable and functional, combining luxury with practicality.



ENSUITE

Three-Piece Ensuite: A compact, functional bathroom attached to the bedroom, featuring a shower, toilet, and sink. Designed for convenience and privacy, it balances practicality with a clean, modern look.

EXTERNALLY

The property enjoys a sunny, low-maintenance rear garden, designed for easy upkeep and outdoor enjoyment. A decked terrace provides the perfect space for dining, relaxing, or entertaining, while the remainder of the garden is neatly arranged for minimal maintenance, allowing more time to enjoy the outdoors.



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.

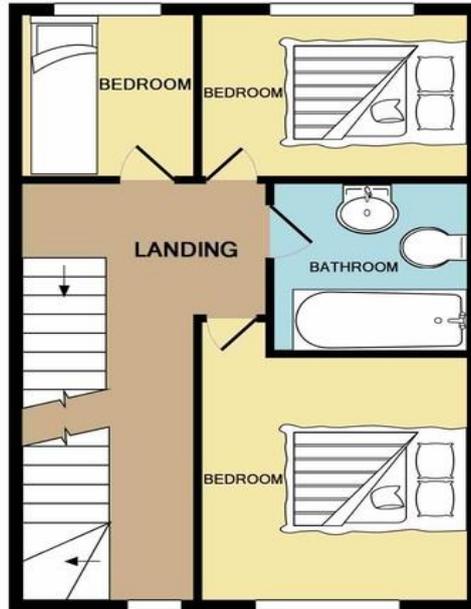




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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