



11 Elan Place

Buckshaw Village, Chorley, PR7 7JE

This impeccably designed 4-bedroom semi-detached townhouse that defines modern luxury across three expansive levels. A welcoming hallway and a spacious open plan lounge/kitchen/diner ideal for both intimate evenings and upscale entertaining. To the ground floor there is a study/office and downstairs W.C. Master Bedroom served by ensuite to the first floor and a further double bedroom. To the second floor there are two more double bedrooms and fitted bathroom. At the heart of the home lies a modern fitted kitchen, featuring custom cabinetry, countertops, and integral appliances. Under floor heating to the ground floor. Landscaped Southwest facing garden through French Doors and allocated off road parking.

Guide Price £260,000

EPC Rating '78C'





redrose



Property Description

HALLWAY

This inviting hallway seamlessly connects the home's main living areas to the bedrooms and bathrooms. Featuring clean lines, tiled flooring with under floor heating and generous lighting, it offers both comfort and practicality throughout the day and night. Designed for easy navigation, the hallway enhances the home's natural flow while providing convenient access to each room. Stairs rising to the first floor a convenient double storage cupboard ideal for coats and shoes and radiator.

STUDY/OFFICE

9' 3" x 6' 2" (2.82m x 1.88m) This quiet and comfortable study provides an ideal setting for work, reading, or focused activities. Enhanced by a double-glazed window that allows in natural light and radiator the room offers ample space for a desk and seating. A practical and versatile addition to the home, it delivers both privacy and functionality for everyday use.





DOWNSTAIRS W.C

Conveniently positioned on the ground floor, this elegant downstairs W.C. provides a stylish and easily accessible guest facility. Finished with a modern suite comprising a contemporary toilet and basin, it is complemented by underfloor heating and a thoughtfully designed, space-efficient layout-ideal for both daily use and visitor comfort.



OPEN PLAN KITCHEN/DINER AND LIVING AREA

23' 6" x 12' 10" (7.16m x 3.91m) This stunning open-plan lounge, kitchen, and dining area forms the sophisticated heart of the home, thoughtfully designed for refined living and effortless entertaining. The expansive layout is bathed in natural light from large windows and patio doors, creating a bright, airy, and inviting ambiance throughout. The sleek, contemporary kitchen showcases premium cabinetry, generous worktop space, and high-quality integrated appliances, flowing seamlessly into an elegant dining area ideal for both intimate meals and stylish gatherings. The lounge offers a luxurious retreat, with ample space for plush seating and uninterrupted views across the open-plan living area, enhancing the sense of space, comfort, and connection. Beautifully balanced between style and functionality, this exceptional open-plan space delivers a truly refined and luxurious living experience.



FIRST FLOOR LANDING

Providing access to the master bedroom, lounge and bedroom two.



MASTER BEDROOM

12' 10" x 10' 2" (3.91m x 3.1m) A generous master suite offering a peaceful retreat. The room enjoys ample natural light and neutral décor creating a calming atmosphere with ensuite bathroom. Two double glazed windows and radiator.

ENSUITE

7' 0" x 5' 1" (2.13m x 1.55 m) This stylish ensuite bathroom offers a private and refined space, thoughtfully designed for comfort and convenience. Featuring a modern suite with an enclosed sleek shower cubicle, contemporary



sanitaryware, and elegant fittings, the room is finished with high-quality tiling that enhances its clean, sophisticated feel. Well-lit and immaculately presented, the ensuite provides a tranquil retreat while adding both practicality and luxury to the bedroom. Double glazed frosted window and heated radiator.

SECOND FLOOR LANDING

With access to the second floor bedrooms and family bathroom. A pull down ladder provides access to the fully boarded loft adding significant storage space.

BEDROOM THREE

12' 10" x 11' 5" (3.91m x 3.48m) Located on the second floor, this well-proportioned bedroom offers a bright and comfortable retreat, enhanced by a large Velux window and further double glazed window that floods the space with natural light. The room provides ample space making it ideal as a comfortable bedroom or home office. With its elevated position and peaceful atmosphere, this versatile room offers both privacy and practicality.

BEDROOM FOUR

12' 10" x 7' 5" (3.91m x 2.26m) Situated on the second floor, this well-proportioned double bedroom offers a bright and inviting space, enhanced by a Velux window that fills the room with natural light. The room comfortably accommodates ample storage, making it ideal as a comfortable bedroom or a home office. Its elevated position provides a peaceful atmosphere, combining comfort, practicality, and versatility.

FAMILY BATHROOM

This stylish family bathroom is thoughtfully designed for both comfort and practicality. It features a bathtub with an overhead shower, a contemporary washbasin, and a modern toilet, all set against neutral tiling that creates a bright, airy, and easy-to-maintain space. Ideal for daily routines, the room combines functionality with a clean, timeless aesthetic, making it perfect for the whole family.

EXTERNALLY

The property benefits from two allocated parking spaces located at the rear of the home. The rear garden is south-west facing and has been beautifully landscaped for low maintenance and all year round enjoyment. It features premium porcelain tiling creating a stunning wrap around patio area, perfectly complemented by high quality artificial grass, which has been installed in front and rear gardens.

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 café. 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.

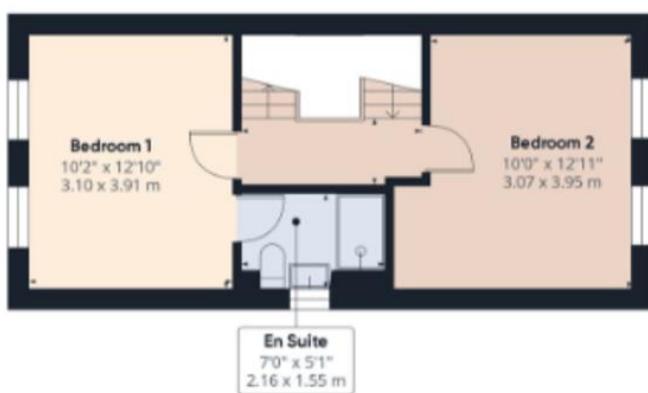


redrose

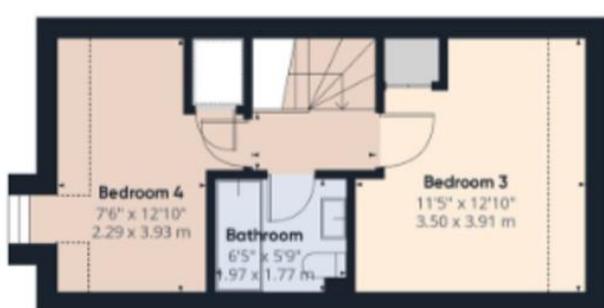




Floor 1



Floor 2



Floor 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		