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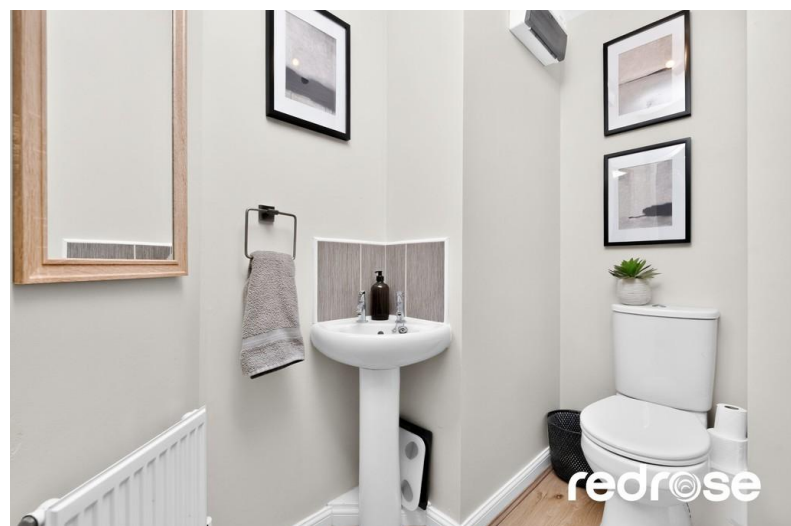
18 Carpenters Close

Buckshaw Village, Chorley, PR7 7FB

Immaculately presented throughout, this attractive three-bedroom link-detached home offers spacious and well-maintained accommodation ideal for modern family living. The ground floor comprises a generous lounge through dining area, a fitted kitchen and a convenient downstairs W.C. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a well-kept rear garden, driveway parking and access to an integral garage. A superb home ready to move straight into, situated in a desirable location.

Offers Over £230,000

EPC Rating '77C'





Property Description

HALLWAY

A well-presented entrance hallway creating a great first impression, with access to the main living areas and the added benefit of useful storage.

FITTED KITCHEN

10' 2" x 9' 2" (3.1m x 2.79m) A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, seamlessly incorporating integrated appliances to create a sleek and functional space, ideal for everyday living.

DOWNSTAIRS W.C

A practical ground floor W.C., fitted with a low-level W.C. and wash hand basin, ideal for everyday convenience.



LOUNGE/DINING ROOM

14' 10" x 14' 1" (4.52m x 4.29m) A stunning, spacious contemporary lounge designed with modern living in mind, featuring a bright and airy feel with ample space for both relaxing and entertaining. The room is beautifully enhanced by French doors opening directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoor and outdoor areas. This impressive living space provides the perfect setting for family gatherings, quiet evenings, or entertaining guests throughout the year.

LANDING

Access to all first floor bedrooms and bathroom



MASTER BEDROOM

11' 3 to wardrobe front" x 8' 3" (3.43m x 2.51m) A beautifully presented master bedroom offering generous proportions, a contemporary finish and plenty of space for bedroom furniture. Filled with natural light, this inviting room provides a comfortable and relaxing retreat.

BEDROOM TWO

10' 11" x 8' 3" (3.33m x 2.51m) A well-presented second bedroom offering a comfortable space with room for bedroom furniture. Finished in a contemporary style with plenty of natural light, making it ideal as a guest room, child's bedroom or home office.

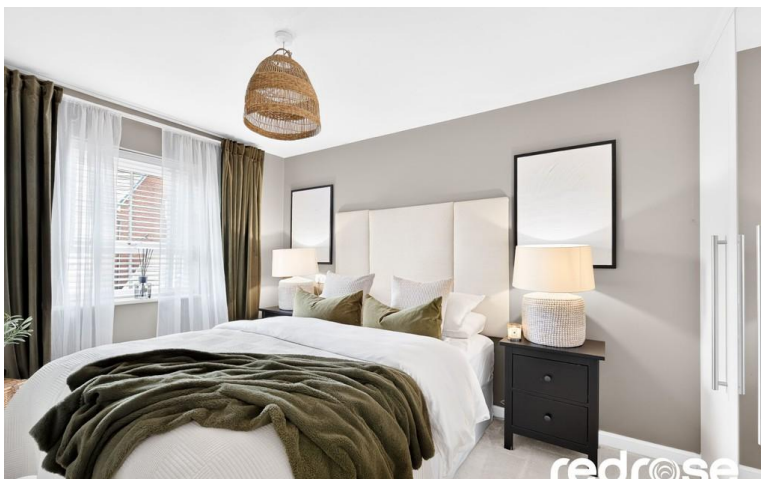


BEDROOM THREE

10' 7 max" x 6' 10" (3.23m x 2.08m) A versatile third bedroom offering a bright and comfortable space, ideal for a child's room, guest accommodation or home office. Well-presented throughout with room for furniture and benefiting from natural light.

BATHROOM

9' 6" x 5' 10" (2.9m x 1.78m) A stylish three-piece bathroom suite comprising a bath, wash hand basin and WC, finished to a modern standard with contemporary fittings and a clean, fresh design. A practical and well-presented space for everyday use.



GARAGE

A useful garage providing secure parking or additional storage space, with ample room for vehicles, bikes or household items. A valuable addition offering both convenience and practicality.



EXTERNALLY

To the front, the property benefits from a well-maintained driveway providing off-road parking, complemented by a neat front garden adding to the property's attractive kerb appeal.

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

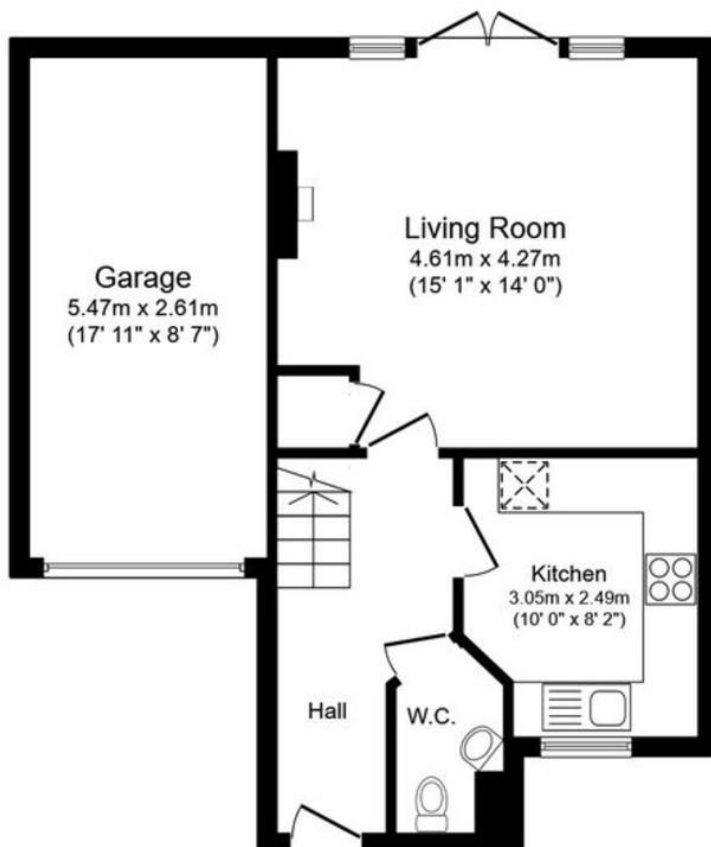
A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.



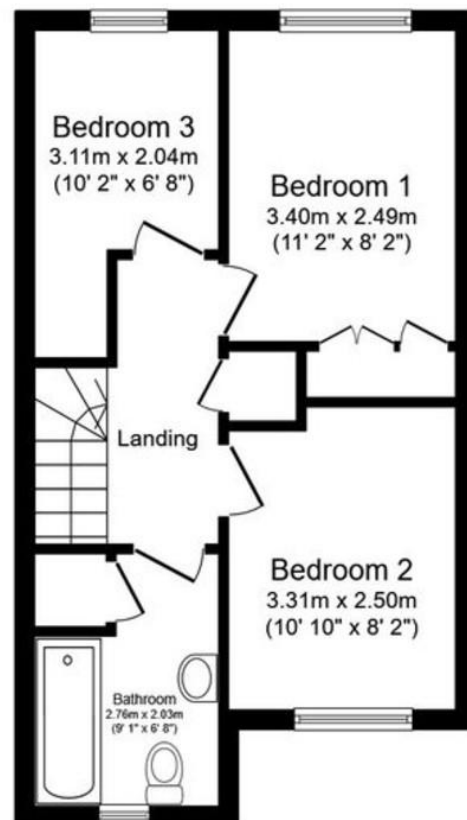


Aerial boundary view for illustrative purposes only





Ground Floor



First Floor

Total floor area 88.0 sq.m. (947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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