



redrose

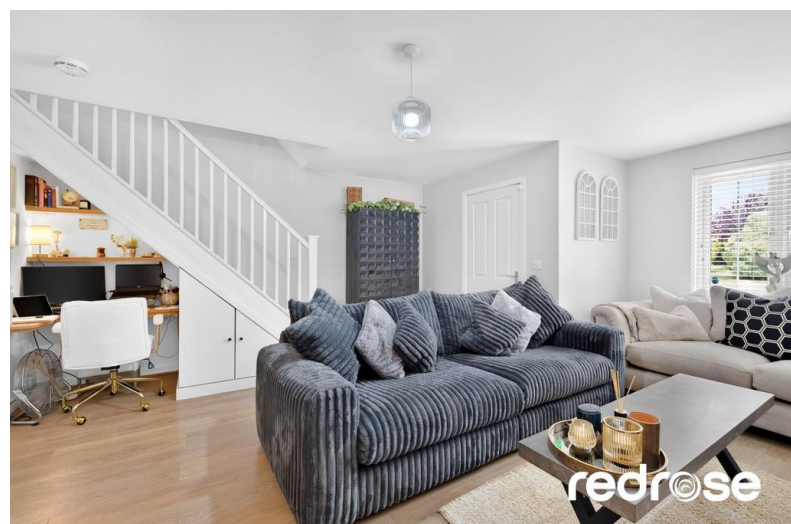
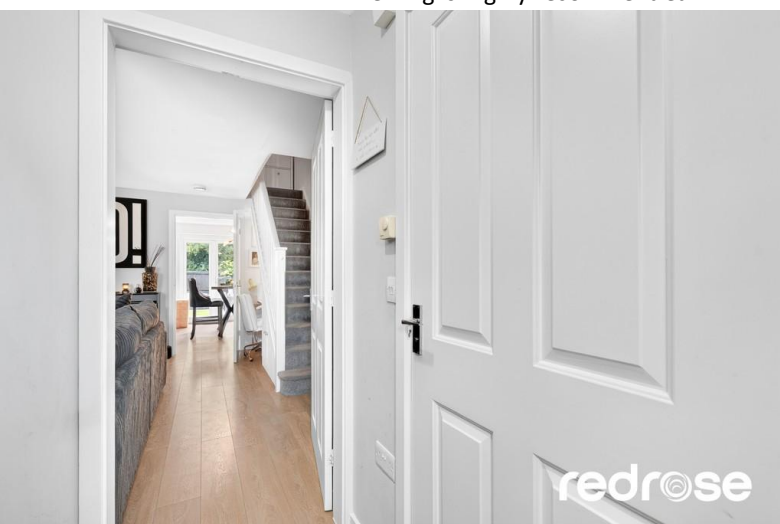
79 Sunningdale Drive

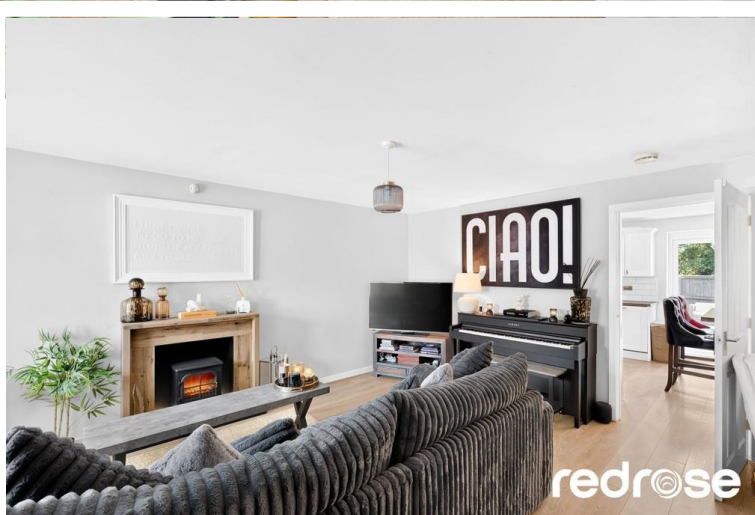
Buckshaw Village, Chorley, PR7 7ED

Beautifully presented throughout, this modern home offers stylish and versatile living accommodation. The recently refurbished lounge provides a bright and welcoming space, complemented by a cleverly adapted area ideal for home working, with useful pull-out storage. The impressive, fitted kitchen features luxury laminate work surfaces, a quartz sink, and high-spec appliances. Upstairs offers four well-proportioned bedrooms and a contemporary three-piece bathroom suite with overhead shower and vanity basin. Externally, there is an attractive frontage and a low-maintenance Soth facing rear garden with patio, along with access to a detached garage and off-road parking. Early viewing is highly recommended.

Guide Price £220,000

EPC Rating 'TBC'





Property Description

ENTRANCE HALL

Door to lounge and downstairs W.C

DOWNSTAIRS W.C

A useful and well-appointed ground floor W.C., fitted with a low-level W.C. and wash hand basin, ideal for modern family living. Double glazed frosted window to the front aspect and radiator.

LOUNGE

17' 9" x 15' 2" (5.41m x 4.62m) A cleverly reconfigured and versatile area, perfectly suited for a home working setup, offering a practical and private space within the home. This area is further enhanced by a useful pull-out storage cupboard, ideal for keeping the space organised and clutter-free. Double glazed window to the front aspect, radiator and stairs rising to the first floor.





KITCHEN/DINER

15' 2" x 11' 1" (4.62m x 3.38m) A beautifully appointed, recently fitted kitchen finished to an exceptional standard, boasting luxury laminate work surfaces and a sleek quartz bowl and half sink with drainer and mixer tap. High-spec integrated appliances include a Neff electric oven, an Italian glass five-ring hob with extractor hood and feature lighting, an AEG microwave and a dishwasher. The space is further enhanced with provision for a fridge freezer and washing machine, combining style with everyday practicality. Part tiled walls, wood effect laminate flooring, double glazed window and French door to the rear aspect and double panel radiator.



LANDING

First floor landing with access to the bedrooms and bathroom.

MASTER BEDROOM

13' 0" x 8' 8" (3.96m x 2.64m) A well-proportioned master bedroom to the front aspect, filled with natural light and providing a relaxing space. Double glazed window to the front aspect and radiator.

BEDROOM TWO

10' 0" x 8' 8" (3.05m x 2.64m) A spacious double bedroom to the rear aspect, providing a calm and comfortable setting being private and not overlooked. Double glazed window to the rear aspect and radiator.



BEDROOM THREE

10' 0" x 6' 3" (3.05m x 1.91m) Bedroom three to the front elevation, a versatile room ideal for use as a bedroom, nursery or home office. Double glazed window to the front aspect and radiator.

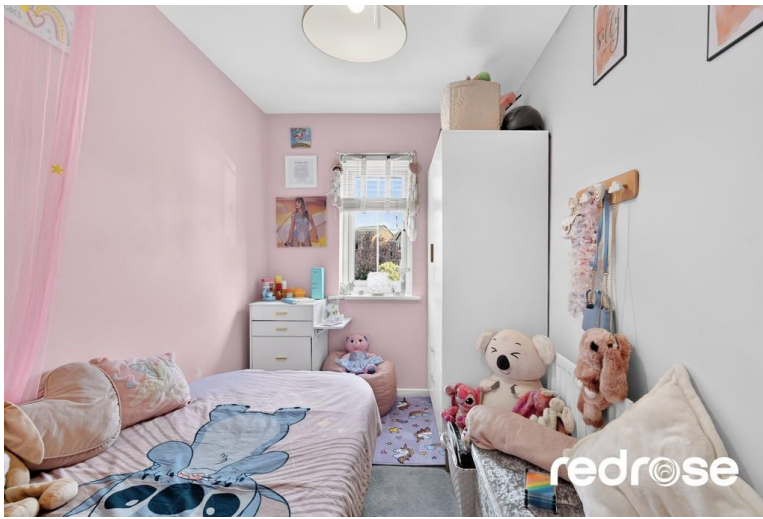
BEDROOM FOUR

7' 2" x 6' 2" (2.18m x 1.88m) Bedroom four to the rear elevation, a versatile room ideal as a guest bedroom, nursery or home office. Double glazed window to the rear aspect and radiator.



BATHROOM

A well-appointed three-piece bathroom suite comprising a sleek panelled bath with overhead shower, low-level W.C. and an inset wash hand basin set within a stylish vanity unit, offering both modern design and practical storage. Part tiled walls, tiled floor and radiator.



EXTERNALLY

Attractive frontage with decorative features and a pathway leading to the entrance. To the rear, a low-maintenance south facing garden laid to lawn with a patio seating area, enclosed by a wooden gate providing access to rear passageway, leading to a detached garage within a block of four, offering off-road parking.

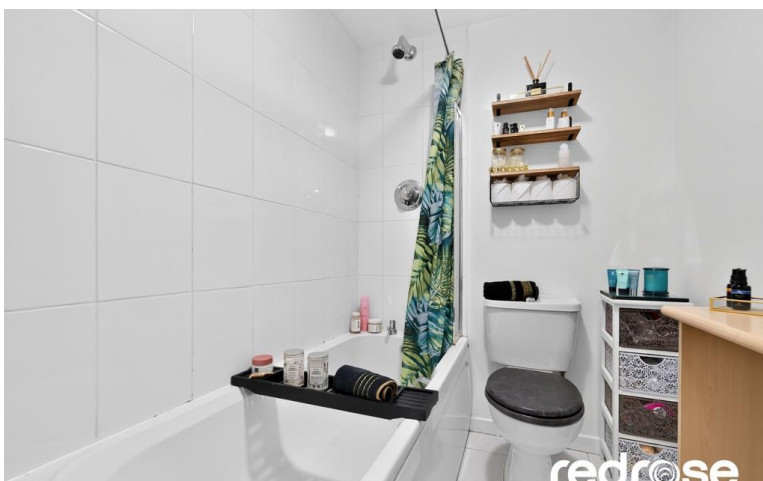
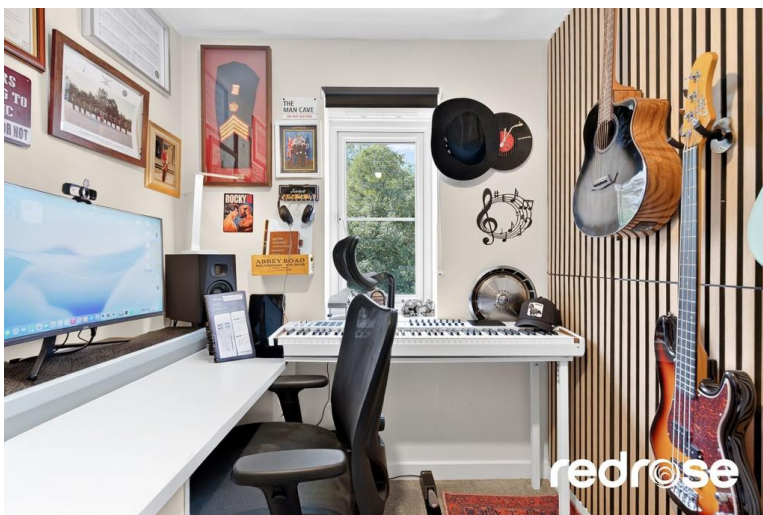
LOCATION

Buckshaw Village is ideally located for commuting, with easy access to Preston, Manchester, and Blackpool via the M6, M61, and M55 motorways. The Buckshaw Village Parkway train station provides direct links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, you'll find Tesco, Aldi, an Italian restaurant, coffee shops, barbers, and a variety of takeaways. For dining out, the War Horse Pub and the Harvester are popular with young families. The village also offers a community centre hosting a range of activities, a primary school, doctors' surgery, and dentist. The Buckshaw Hub provides a nursery, children's swimming pool, hair salon, and café, making this a village that truly caters to all ages. With its excellent amenities and convenient transport links, Buckshaw Village has everything you could need for modern family life.



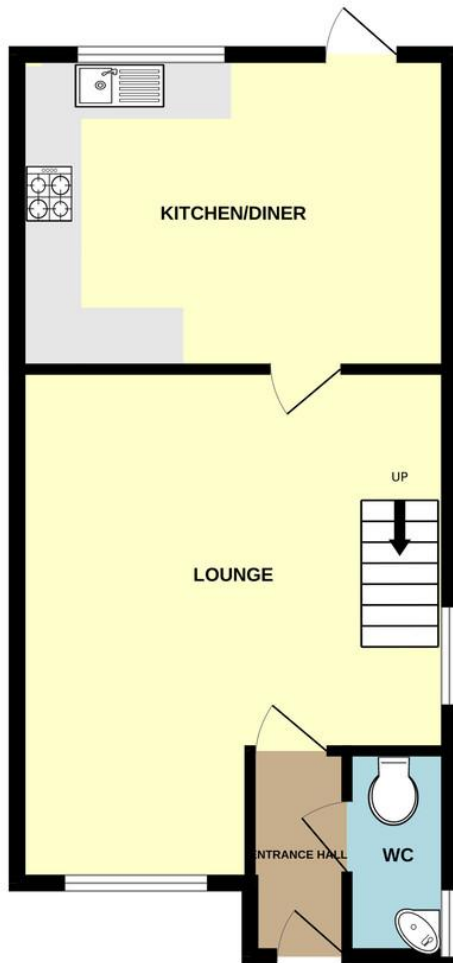
MORTGAGES

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.

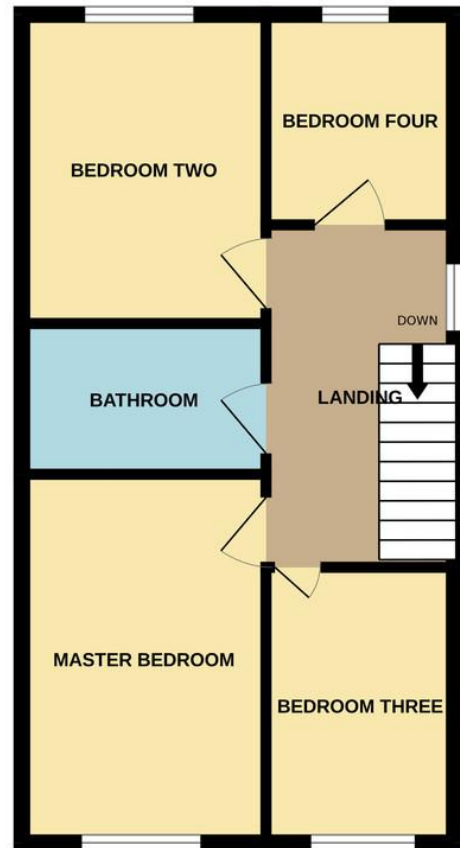




GROUND FLOOR



1ST FLOOR



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