



21 Main Street, Buckshaw Village, Chorley, PR7 7AQ
£225,000

The Property Perspective

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Situated in the highly sought-after Buckshaw Village development, this property enjoys a superb location with a wealth of amenities on the doorstep. Residents benefit from local shops, supermarkets, cafés, restaurants and leisure facilities, alongside a selection of well-regarded schools. Buckshaw Parkway railway station provides direct links to Manchester, Preston and beyond, while excellent road connections via the M6, M61 and M65 make commuting straightforward. The area is also home to attractive green spaces, walking routes and family-friendly parks, creating an ideal environment for modern family living.

Beautifully presented throughout, this impressive home offers spacious accommodation arranged over three floors. The ground floor features a generous entrance hallway, a versatile double bedroom with en suite shower room and direct access to the rear garden, a practical utility room and integral garage. The first floor is dedicated to everyday living, with a bright and spacious lounge and a well-appointed kitchen/diner fitted with integrated appliances and ample dining space. The second floor provides three further bedrooms, including a superb principal suite with en suite shower room and walk-in wardrobe, alongside a contemporary family bathroom. Outside, the enclosed rear garden has been designed for relaxation and entertaining, featuring a patio area, raised decking, power supply and gated side access.

GROUND FLOOR

Front

Bedroom 11'10" x 9'10". (3.62m x 3.02m.)

Laminate flooring, painted walls, double doors to garden, door to en suite.

En Suite 3'7" x 8'2" (1.1m x 2.5m)

Shower, toilet, sink, heated towel rail, tiled floor and walls.

Utility Room 8'10" x 6'2" (2.7m x 1.9m)

Space for washing machine and tumble drier, painted walls, radiator, lino flooring.

Garage 9'2" x 17'0" (2.8m x 5.2m)

FIRST FLOOR

Kitchen/Diner 16'0" x 10'9" (4.9m x 3.28m)

Wall mounted and base units, integrated induction hob, oven, extractor, dishwasher, fridge/freezer, laminate flooring, radiator, tiled and painted walls.

Living Room 16'4" x 12'10" (4.99m x 3.92m)

Laminate flooring, 2 x windows to front, painted walls, radiator.

Storage Cupboard 6'6" x 3'11" (2m x 1.2m)

SECOND FLOOR

Bedroom 12'10" x 10'4" (3.92m x 3.15m)

Front facing, laminate flooring, window to front, painted and wallpaper walls, door to en suite, opening to dressing area.

En Suite 6'9" x 5'7" (2.06m x 1.71m)

Shower, toilet, sink, tiled walls and floor, heated towel rail, window to front.

Dressing Room 6'0" x 5'7" (1.85m x 1.71m)

Laminate flooring, integrated wardrobes, painted walls.

Bedroom 11'10" x 8'6" (3.62m x 2.61m)

Rear facing, carpet, window to rear, radiator.

Bedroom 9'10" x 7'4" (3.02m x 2.25m)

Rear facing, carpet, window to rear, radiator, painted and wallpaper walls.

Bathroom 6'2" x 6'2" (1.9m x 1.9m)

Three piece suite with over bath shower, tiled walls and floor, heated towel rail, mounted mirror, base unit.

Rear Garden

Patio, raised decking, side gate entrance, power, tap.

