



redrose

8 Aycliffe Drive

Buckshaw Village, Chorley, PR7 7GD

Four bedroom detached ex show home, beautifully presented throughout with fantastic living space including a kitchen/diner and 2 reception rooms. three fabulous size double bedrooms and ample single. The property has a single driveway to the front and further driveway to the rear leading to a detached garage with further parking...

Asking Price Of £280,000

EPC Rating '78'

FREEHOLD





Property Description

ENTRANCE HALLWAY

Double glazed glass panel door, doors leading to ground floor rooms, laminate flooring, ceiling light, storage cupboard and doors to ground floor rooms.

LOUNGE

3.6 X 4.86 Double glazed window to front, double patio doors to rear over looking rear garden. Radiator x 2, ceiling light TV point. BT line. Door to hallway.

SECOND RECEPTION/DINING ROOM

2.86 X 3.3 Versatile, bright living space currently used as a dining room. Double glazed windows to side and front elevation, radiator, ceiling light point.

CLOAKROOM

Double glazed window, Low level w/c, wall mounted wash hand basin with tiled splash back. Laminate flooring. Ceiling light point.





KITCHEN/BREAKFAST/FAMILY ROOM

4.9 X 4.4 Triple aspect room with double glazed windows to rear and side. Fitted wall and base units in modern dark wood effect with contrasting work tops. Excellent cupboard space and wine racks. Gas hob, single electric oven, extractor over. Single stainless steel sink unit, integrated fridge and freezer, dishwasher. Plumbing for washer/dryer. Patio doors to rear garden, radiators, The room is divided by an island. Tiled floor throughout. Ceiling light points.

FIRST FLOOR LANDING

Double glazed window, Stairs with balustrades rail. Ceiling light point. Doors to connecting rooms.



MASTER BEDROOM

4.9 X 2.9 Double glazed windows to front and side elevation. Wall to wall fitted wardrobes with mirror front inlay. Radiator, ceiling light point. Door leading to en suite

EN SUITE

1.2 X 2.2 Double glazed window, fully tiled walk in shower cubicle, glass pivot door. Low level w/c, pedestal wash hand basin. Radiator, extractor, ceiling light point and tiled flooring.

BEDROOM TWO

3.9 X 3.4 Double glazed window, fitted wardrobes, radiator, ceiling light point.

BEDROOM THREE

3.4 X 3.4 Double glazed window, radiator, ceiling light point, double doors to storage cupboard and water tank. Loft hatch.

BEDROOM FOUR

2.2 X 1.2 Double glazed window, radiator, ceiling light point. Fitted single wardrobe.



FAMILY BATHROOM

1.6 X 2.2 Modern white suite with low level w/c, wash hand basin tiled splash back, bath with shower over, Tiled interior, glass shower screen. Ceiling light point. Tiled flooring.

OUTSIDE FRONT

Tarmac single driveway path to front entrance, Lawn to front and side, established shrub borders and decorative railings.



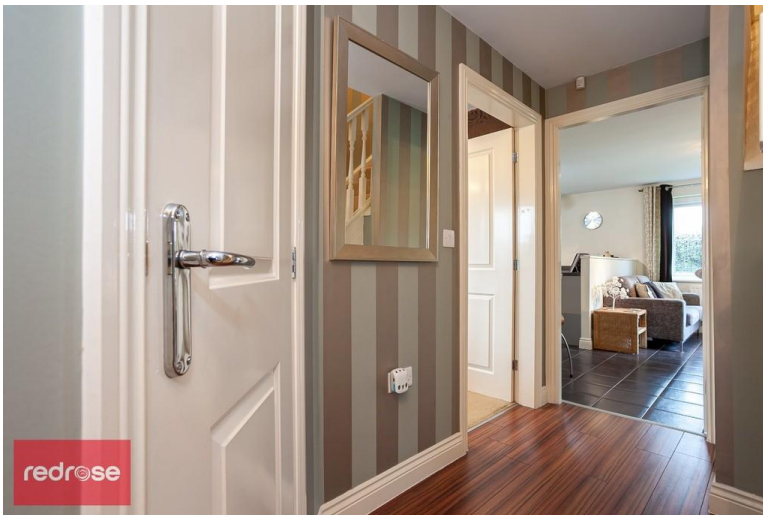
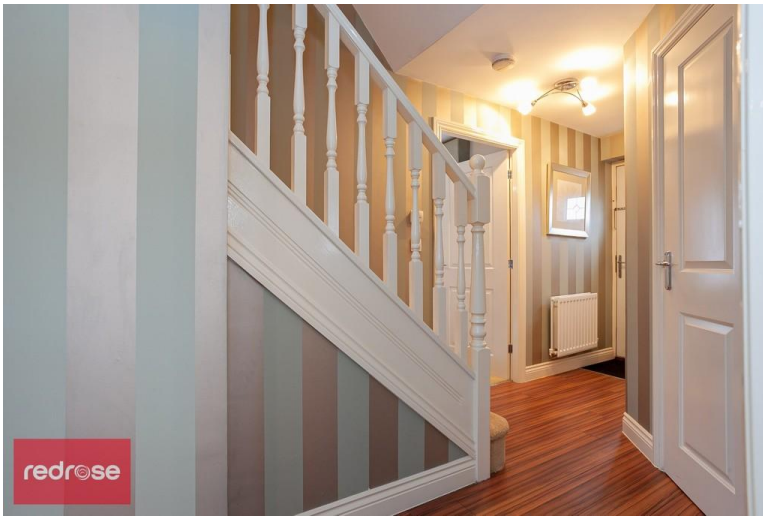


OUTSIDE REAR

Good size plot, Paved patio with pathway to rear gate and access to detached garage and further parking. Brick wall surrounds half of the garden with remaining fenced. Private and not over looked.

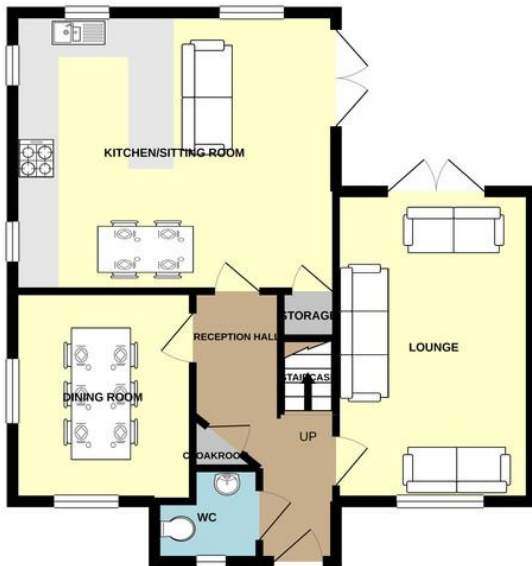
GARAGE

Up and over garage door, with tarmac drive incorporating parking space. Power.





GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			89
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements