



redrose

5 Irvine Place

Buckshaw Village, Chorley, PR7 7FL

FREEHOLD. Situated on the ever popular 'Sandy lane' development. This beautifully presented 4 bedroom family home has room for a growing family with a fabulous kitchen/diner/family room spanning the width of the property. beautiful lounge and four great size bedrooms with 2 en-suite bathrooms. The garden to the rear is larger than average and private with large patio areas and established trees. Parking to the front offers parking for several vehicles. The double garage has been converted to a cinema room/gym but could easily be converted back if desired.

Asking Price Of £440,000

EPC Rating '81'





Property Description

OUTSIDE FRONT

Lawned area, border, shrubbery, pathway, parking for at least 2 vehicles, block paved driveway.

HALLWAY

12' 3" x 8' 0" (3.74m x 2.44m) Wooden front door with leaded glass and side panels, oak laminate flooring wide plank style, radiator, alarm, ceiling light point, doors to cloaks, lounge and dining room, storage cupboard.

CLOAKROOM

5' 2" x 5' 2" (1.59m x 1.58m) WC, wash hand basin, tiled flooring, radiator, extractor, ceiling light point.

LOUNGE

18' 0" x 11' 6" (5.5m x 3.52m) Beautiful double glazed bay window, granite fireplace with electric inset fire, radiator, ceiling light point, TV, BT and Satellite points.

KITCHEN

13' 6" x 9' 9" (4.14m x 2.99m) Double glazed window to





rear, tiled flooring, radiator x 2, contrasting wall and base units and solid granite work surfaces, larger unit, inset sink unit, gas hob, single oven, extractor, room for American Fridge Freezer, integrated dishwasher, integrated microwave, breakfast bar, porcelain tiled upstands. the kitchen is open plan to the Dining/family space

UTILITY ROOM

6' 7" x 5' 2" (2.01m x 1.60m) Work tops and base units with inset sink unit, radiator, downlights, door to side, plumbing for washing machine, space for dryer.

DINING/FAMILY ROOM

25' 5" x 10' 7" (7.76m x 3.24m) Including the kitchen this area fills the whole of the rear of the downstairs and offers total family leisure space. Double glazed window to rear, sliding patio doors to rear, laminate flooring, radiator, downlights and TV point.

LANDING

15' 5" x 8' 0" (4.7m x 2.46m) Long leaded double glazed window allowing light to flood in, radiator, balustrade, airing cupboard, loft hatch, ceiling light point.

BEDROOM ONE

14' 10" x 11' 6" (4.54m x 3.52m) Double glazed bay window to front, radiator, fitted wardrobes, ceiling light point, door to en-suite, chrome switches and fittings throughout.

EN-SUITE

8' 0" x 5' 9" (2.44m x 1.76m) Double glazed window, downlights, tiled flooring, WC, wash hand basin, glass panelled shower cubicle, heated towel rail, extractor.

BEDROOM TWO

13' 0" x 9' 10" (3.98m x 3.01m) Double glazed window to rear, radiator, ceiling light point, fitted wardrobes, door to en-suite.

EN SUITE

7' 8" x 4' 7" (2.35m x 1.42m) Double glazed window, downlights, tiled flooring, WC, wash hand basin, walk in shower cubicle with sliding glass screen, heated towel rail, mirror and shaving point.

BEDROOM THREE

10' 11" x 10' 10" (3.35m x 3.32m) Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

BEDROOM FOUR

10' 11" x 8' 2" (3.34m x 2.50m) Double glazed window to rear, radiator, ceiling light point.





BATHROOM

8' 3" x 8' 0" (2.53m x 2.46m) Double glazed windows x 2, downlights, tiled flooring, WC, wash hand basin, bath with Hydramax shower over, heated towel rail, fully tiled to shower area.

DOUBLE GARAGE/CINEMA ROOM

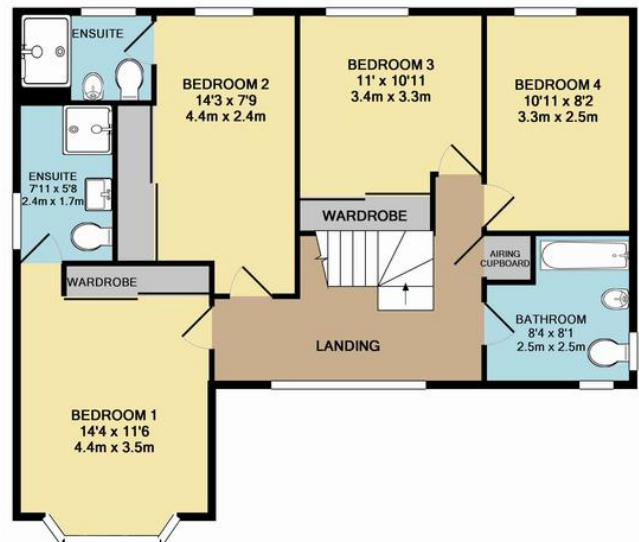
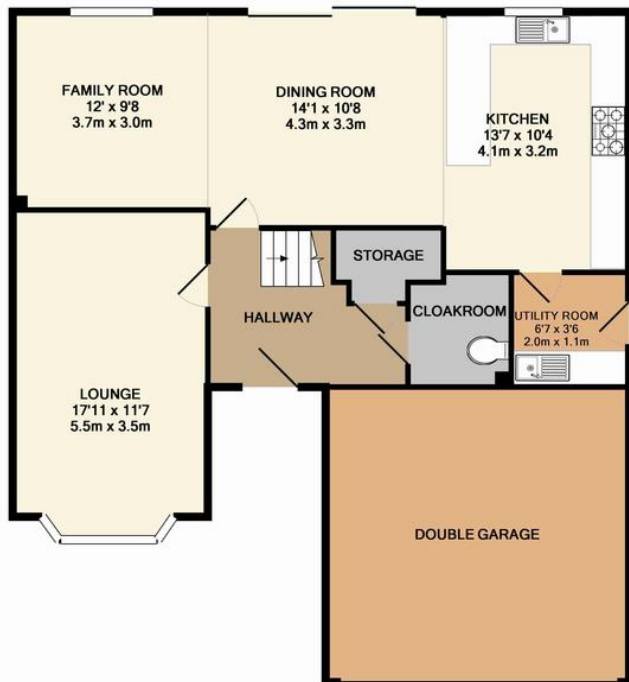
5.36 X 5.19 The double garage has been converted to a family cinema room/gym with downlights throughout. The up and over door remains to the front so it could easily be converted back if desired.

REAR GARDEN

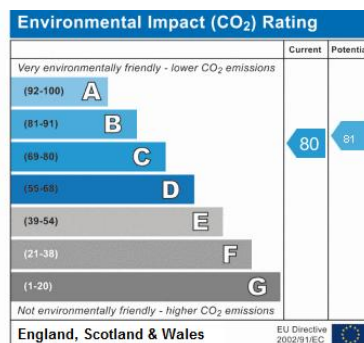
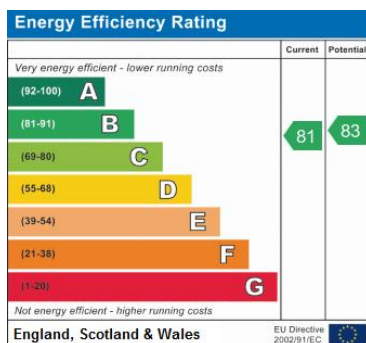
Large lawn, raised well stocked beds and borders, shrubbery, pathway, fence, gate, private aspect, decking and patio.







TOTAL APPROX. FLOOR AREA 2107 SQ.FT. (195.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrosepm.co.uk
01772 456558

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