



redrose

16 Poole Avenue

Buckshaw Village, Chorley, PR7 7FP

Absolutely stunning extended 5 bedroom family home situated on the ever popular 'Sandy lane' development. The fabulous kitchen/diner/family space to the rear has bi-folding doors leading to the South facing garden and large patio with hot tub. The 5 double bedrooms are ample for any growing family a...

Offers In Excess Of £450,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Lawned frontage with established planting, block paved driveway and pathway leading to front door. with lights to either side.

HALLWAY

10' 9" x 6' 6" (3.3m x 2m) Double glazed full length window panels, entrance door with double glazed window. high quality ceramic tiled flooring, ceiling light point, radiator, chrome light sockets and switches. Alarm panel and under-stairs storage area and door leading to downstairs WC.

DOWNSTAIRS WC / CLOAKS

6' 9" x 3' 0" (2.06m x 0.93m) W/C and wash hand basin, high quality ceramic tiled flooring. Ceiling light point and extractor.

LOUNGE

16' 11" x 11' 5" (5.18m x 3.49m) Double glazed window to front aspect. Feature fireplace with electric fire. Radiator



and ceiling light points.

KITCHEN

12' 5" x 10' 5" (3.8m x 3.2m) Fitted wall and base units in white gloss with contrasting work tops and upstands. Stainless steel double sink with drainer and mixer tap, 5 ring + wok burner gas hob with glass splashback and extractor over. Double oven, American fridge freezer and integrated dishwasher. Down lights throughout open plan to dining/family room.

DINING/FAMILY ROOM

20' 4" x 15' 1" (6.2m x 4.6m) Extended to create a fabulous space to relax and dine with bi-folding doors spreading the width of the property bringing the outside in. High quality ceramic tiled flooring throughout, 2 feature upright radiators, chrome switches and sockets, 2 TV aerial points and down lights. Door to utility room.

UTILITY ROOM

8' 6" x 5' 10" (2.6m x 1.79m) Door to rear garden. White gloss cupboard housing wall mounted boiler, wall and base unit in cream gloss with work top. Door to storage cupboard. Plumbing for washer/dryer, radiator and down lights.

FIRST FLOOR LANDING

Balustrades, double glazed window to front elevation, doors to connecting rooms. Door to airing cupboard. radiator and ceiling light point.

MASTER BEDROOM

12' 6" x 10' 9" (3.82m x 3.29m) Double glazed window to front of property. Radiator, ceiling light point opening leading to dressing room.

DRESSING ROOM

10' 9" x 6' 2" (3.29m x 1.9m) Wall to wall fitted wardrobes in wood effect and glass. Ceiling light and door to en-suite.

EN-SUITE

10' 9" x 4' 0" (3.29m x 1.22m) Fully tiled walk in shower with glass screen, chrome shower fittings. Low level w/c, his and hers wash hand basins. Double glazed window, tiled floor and walls, down lights and heated towel rail.

BEDROOM TWO

12' 0" x 11' 7" (3.68m x 3.55m) Double glazed window, radiator and ceiling light point.

BEDROOM THREE

10' 11" x 10' 6" (3.35m x 3.22m) Double glazed window to rear aspect, radiator and ceiling light point.





FAMILY BATHROOM

7' 8" x 6' 3" (2.34m x 1.93m) Three piece suite comprising of; panelled bath with shower over and glass screen. Low level w/c, wash hand basin. Double glazed window to rear and down lights. Part tiled walls, heated towel rail and tiled floor.

SECOND FLOOR LANDING

Velux window, doors to connecting rooms.

BEDROOM FOUR

16' 4" x 11' 7" (4.98m x 3.55m) Double glazed dormer to front elevation, Velux window to rear. radiator and ceiling light point.



BEDROOM FIVE

16' 4" x 9' 9" (4.98m x 2.98m) Double glazed dormer to front elevation, Velux window to rear. Door to storage cupboard. Radiator and ceiling light point.

TOP FLOOR SHOWER ROOM

6' 10" x 6' 1" (2.09m x 1.87m) Walk in shower with glass sliding door. Low level w/c, wash hand basin. down lights, heated towel rail and tiled floor.

OUTSIDE REAR

South West facing, beautifully landscaped rear garden with established planting and good size lawn with large patio and pathway leading to the side with further patio and hot tub with pergola. Outside tap, side gate access to parking.



DOUBLE GARAGE

Double garage with power and light, eaves storage. Parking in front of the garage is ample and can accommodate several vehicles comfortably.

BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, an Italian restaurant, coffee shop, barbers and various takeaways. The War Horse pub opened in December 2014 along with the Harvester. A new Aldi has also recently opened within the vicinity. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a brand new nursery, children's swimming pool, hair salon and cafe.



MORTGAGE

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.

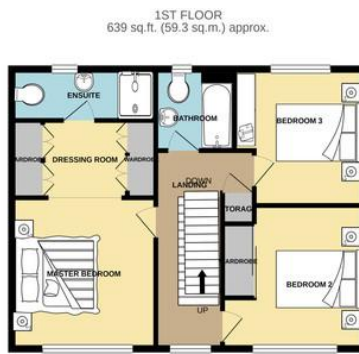
SOLAR PANELS

The property has South facing solar panels fitted.

POINTS TO NOTE

This stunning family home has been upgraded and extended by the current vendors who would like to include the hot tub, solar panels and alarm system with CCTV into the sale.





TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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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