



redrose

21 Aycliffe Drive

Buckshaw Village, Chorley, PR7 7GD

Immaculate and beautifully upgraded 4 bedroom family home with a stunning newly fitted kitchen, 4 double bedrooms with en suite to the master, garage and double driveway. This really lovely family home is situated in a quiet location with open outlook to the front and good size Sunny west facing garden...

Asking Price Of £320,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Double width driveway leading to single garage with electric up and over door, lawn to one side with pathway leading to front door and side pathway leading to rear gate.

HALLWAY

uPVC front door, radiator, light fitting, ceiling light point, wall mounted alarm panel, smoke alarm and stairs to first floor.

LOUNGE

4.45 x 3.7 Double glazed window to front, radiator, light fitting, Feature electric 'wood burner style' fire with oak mantle housing the electrics for the wall mounted TV. Under stairs cupboard, Glass door to kitchen/diner.

KITCHEN/DINER

3.45 x 5.65 Absolutely stunning newly fitted 'Howdens' kitchen with a range of wall and base units, integrated double ovens, integrated full size fridge and full size



freezer, integrated dishwasher, stainless steel sink and drainer, 4 ring induction hob and , and high quality compressed laminate worktops. Glass door to utility and door to garage. Double glazed window to rear.

UTILITY ROOM

2.24 x 1.58 Plumbing for washing machine and tumble dryer, 'Howdens' fitted units with integrated microwave. Cupboard housing boiler fitted in 2020, half glazed door to rear garden, radiator, double glazed window to side, ceiling light , door to cloakroom.

CLOAKROOM

Two piece suite with WC and wash hand basin. Radiator, ceiling light point and double glazed window to side.

LANDING

Panelled doors to all bedrooms and bathroom, further door to large airing cupboard, ceiling light point, loft hatch access. The loft is boarded, has power and fitted ladder.

MASTER BEDROOM

3.59 x 3.57 Great size double room with double glazed window to rear, radiator, ceiling light point, fitted wardrobes, door to en-suite, door to landing and TV aerial point.



EN SUITE

2.05 x 1.36 Double glazed window to side, heated towel rail, downlights, w/c, wash hand basin with tiled splashback, fully enclosed separate shower cubicle and extractor fan.

BEDROOM TWO

3.85 x 3.06 Double glazed window to front, fitted wardrobes, radiator, light fitting and door to landing

BEDROOM THREE

4.11 x 2.67 Double glazed window to rear, radiator, light fitting, free standing wardrobe and door to landing



BEDROOM FOUR

3.53 x 2.77 Double glazed window to front, radiator, light fitting and door to landing

FAMILY BATHROOM

Double glazed window to front, heated towel rail, downlights, w/c, wash hand basin, bath with fitted shower above, extractor fan and door to hallway.

OUTSIDE REAR

Good size West facing rear garden mainly laid to lawn. Well stocked with established trees and shrubbery, raised





beds, pathway leading to side of property with gate for access to the front.

GARAGE

The garage is accessed via electric up and over door to the front fitted with power and light with parking for 2 vehicles to the front.

BUCKSHAW VILLAGE

Buckshaw Village offers an ideal location for commuters heading to Preston, Manchester, or Blackpool, with quick access to the M6, M61, and M55 motorways. The Buckshaw Village Parkway train station provides convenient links to Manchester Piccadilly, Victoria, and Preston. Within walking distance, residents enjoy the convenience of Tesco, Aldi, various takeaways, restaurants, coffee shops, hairdressers, and barbers. Additionally, there's a vibrant community centre offering a range of activities, along with amenities such as a primary school, doctor's surgery, dentist, and a newly established nursery.

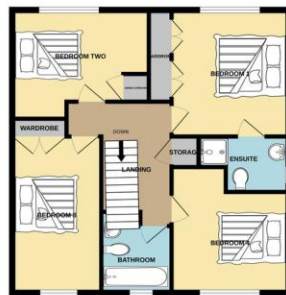
REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation our in house 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

GROUND FLOOR
680 sq. ft. (63.2 sq.m.) approx.



1ST FLOOR
667 sq. ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq. ft. (125.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, roads and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The location, systems and materials shown here are those intended and may vary as to both quantity or efficiency can be given.
Redrose Mortgage Centre

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Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

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

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