



redrose

30 Bamburgh Drive

Buckshaw Village, Chorley, PR7 7GX

Absolutely stunning, beautifully upgraded four bedroom family home situated on a quiet cul de sac with refitted kitchen, two reception rooms, garage and west facing garden. this really lovely home is perfect for a young family and immaculate throughout. four great size bedrooms with fitted wardrobes in three and en suite to master bedroom. Custom fitted day/night blinds throughout...

Asking Price Of £319,000

EPC Rating '84'





Property Description

OUTSIDE FRONT

Established hedge with pathway leading to front door.

HALLWAY

Spacious entrance hallway with solid oak panelled doors to all ground floor rooms. Oak laminate flooring, ceiling light point and radiator.

LOUNGE

11' 6" x 13' 10" (3.51m x 4.24m) Double glazed window to front, ceiling light point, radiator and solid oak panelled door to hallway. The lounge has newly fitted carpets.

STUDY/PLAYROOM

8' 9" x 9' 4" (2.67m x 2.86m) Double glazed window to front, ceiling light point, radiator and solid oak panelled door to hallway. Oak laminate flooring. Currently used as a playroom but ideal for a study.



CLOAKROOM

5' 2" x 3' 9" (1.60m x 1.15m) Two piece bathroom suite with low level WC and wash hand basin.

KITCHEN/DINER

25' 6" x 10' 9" (7.78m x 3.29m) Beautifully refitted kitchen with integrated dishwasher and fridge/freezer. Kick board lighting, gas hob and electric oven with extractor fan over. 1 1/2 bowl sink and drainer, double glazed window to rear, downlights, radiator and patio doors to rear garden. Further double glazed bay window to the side.

FIRST FLOOR

Stairs to first floor landing with doors to all bedrooms and bathroom. Loft access with ladder and light. the loft is boarded.



MASTER BEDROOM

12' 8" x 12' 8" (3.88m x 3.88m) Great size double bedroom with double glazed window to front, ceiling light point, radiator, fitted wardrobes to one wall and door to en-suite.

EN SUITE

6' 1" x 6' 5" (1.87m x 1.98m) Three piece bathroom suite with double shower cubicle, low level wc and wash hand basin. Double glazed window to front, downlights, radiator and door to master bedroom.



BEDROOM TWO

11' 6" x 12' 0" (3.52m x 3.66m) Another good size double bedroom with fitted wardrobes, ceiling light point and radiator. Double glazed window to rear and door to hallway.

BEDROOM THREE

8' 8" x 9' 4" (2.66m x 2.86m) Double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR

8' 9" x 8' 8" (2.67m x 2.65m) Double glazed window to rear, ceiling light point and radiator. Fitted wardrobes.

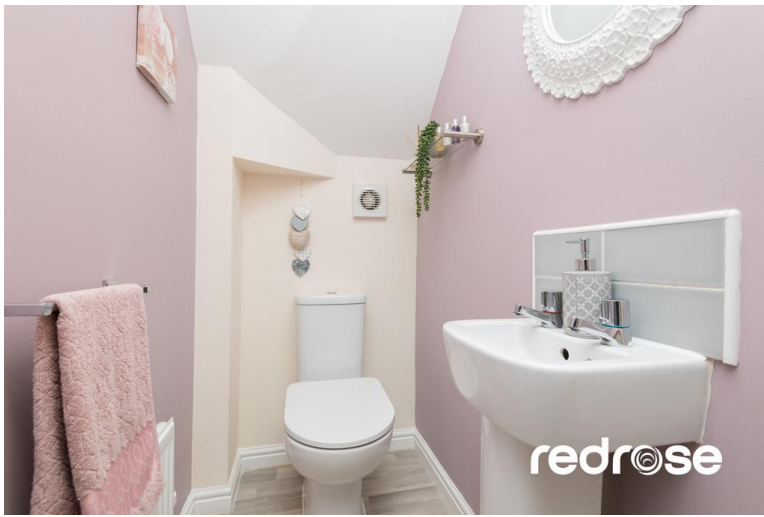


GARAGE

Single detached garage to rear with parking in front. Accessed via up and over door to the front. Power and light and storage into the eaves.

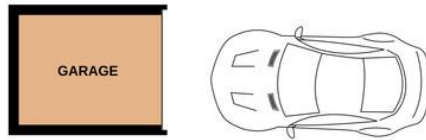
REAR GARDEN

Pretty rear garden laid mainly to lawn with patio area. Gate access to garage and parking. There is a further garden to the side.

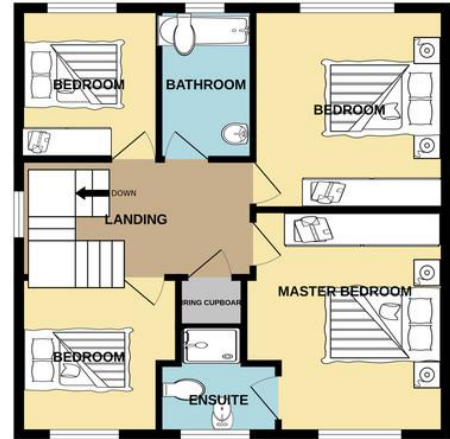




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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