



**redrose**

**15 Blacksmith Walks**

Buckshaw Village, Chorley, PR7 7BP

A Rare opportunity to acquire this stunning true bungalow. The only one built on the village, set in a lovely quiet pedestrianized walkway with 3 bedrooms, en suite to master, large open plan lounge leading to a beautiful orangery and great size kitchen/diner. The main bedroom has fitted wardrobes and patio doors to the lovely private rear garden...

**Asking Price Of £265,000**

EPC Rating 'TBC'





## Property Description

### HALLWAY

11' 2" x 3' 8" (3.42m x 1.12m) Double glazed front entrance door with glazed window, 5 point locking system. Oak laminate flooring, ceiling light point, doors leading to connecting rooms. Door to storage cupboard. Chrome sockets and light switches. Hatch to part boarded loft space.

### LOUNGE

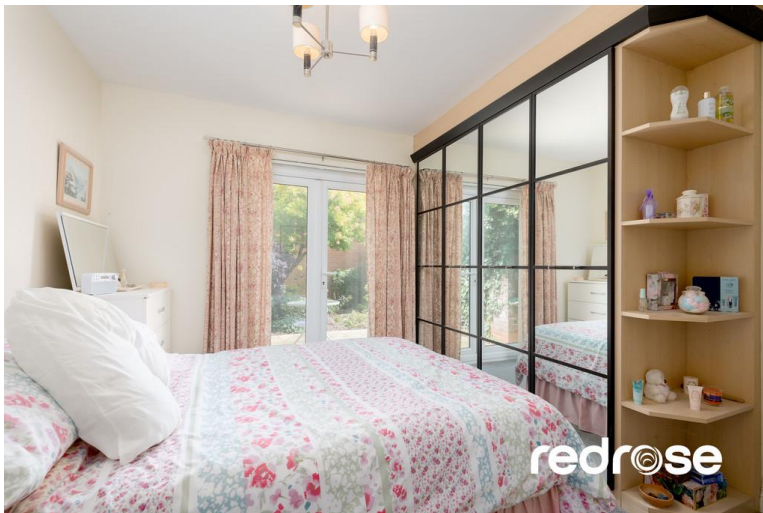
16' 7" x 15' 7" (5.08m x 4.75m) A spacious bright room with beautiful light oak laminate flooring throughout. The centre feature of this room is a fireplace in stone effect with matching hearth and brick inlay, housing a gas (wood burner effect) fire. Down lighters and coving add to the style of this lovely lounge. Chrome light switches and sockets. Modern wall mounted radiator. TV Point.



#### KITCHEN/BREAKFAST ROOM

15' 10" x 11' 3" (4.83m x 3.43m) Fitted kitchen with a good range of wall and base units in light oak effect, contrasting dark marble effect worktops. Gas 4 ring hob, single oven, extractor over, Frankie 1/2 bowl sink in black with brushed chrome mixer tap. Breakfast bar with plenty seating area for that morning coffee. Room for fridge/freezer and plumbing for washer/dryer. Tiles splash backs, double glazed window to front aspect, down lighters and tiled floor.

Dining area; Double glazed window to front aspect, oak laminated flooring, centre light fitting and double radiator.



#### ORANGERY

16' 0" x 9' 6" (4.89m x 2.92m) Beautifully built fully double glazed Orangery with solar reflective glass roof. Integrated blinds to windows and patio doors. Oak Quickstep laminate flooring following through from lounge. Touch mood lighting control, Pelmet with down lights, modern wall mounted radiator. Double glazed patio doors leading to garden.

#### MASTER BEDROOM

10' 7" x 10' 6" (3.23m x 3.22m) A good double room with patio doors to rear over looking garden. Fitted wardrobe to one wall with hanging and lots of storage space, modern panel mirrored doors and side shelving, matching bedside tables. Ceiling light point and door to en-suite.



#### EN-SUITE

7' 3" x 4' 3" (2.21m x 1.31m) Double walk in shower with pressure shower, glass sliding doors and fully tiled interior. W/c vanity wash hand basin. Extractor, down lights, tiled floor and heated towel rail. Door to master bedroom.

#### BEDROOM TWO

11' 10" x 9' 0" (3.63m x 2.75m) Double room with double glazed window to rear aspect. Radiator, ceiling light point. door to hall.



#### BEDROOM THREE

10' 6" x 7' 3" (3.21 maxm x 2.23m) Single room or as currently used a study. Radiator, ceiling light point. Door to hallway.

#### BATHROOM



6' 10" x 5' 8" (2.09m x 1.75m) Bathroom with three piece suite comp of; Panelled bath with high pressure shower over, glass panel screen. Plastivin panelled walls in light grey marble effect. W/C, wash hand basin in vanity unit with work top and storage. Double glazed window extractor and down lighters. Fitted wall mounted cupboard with mirrored doors. Tiled floor, radiator and door leading to hallway.

#### FRONT OUTSIDE

A true Bungalow and the only one on Buckshaw village this home will prove to be popular. Tucked away in this quiet court yard location with landscaped flower beds to the front and sides. This is the perfect retirement home or for those looking for a home on one level. Easy access for wheel chairs.



#### REAR GARDEN

Private walled and fenced. patio area with decorative stone and paved path. Lawn, well stocked flower borders with mature evergreen specimen plants. Side paved path leading to gate and access to garage.

#### GARAGE

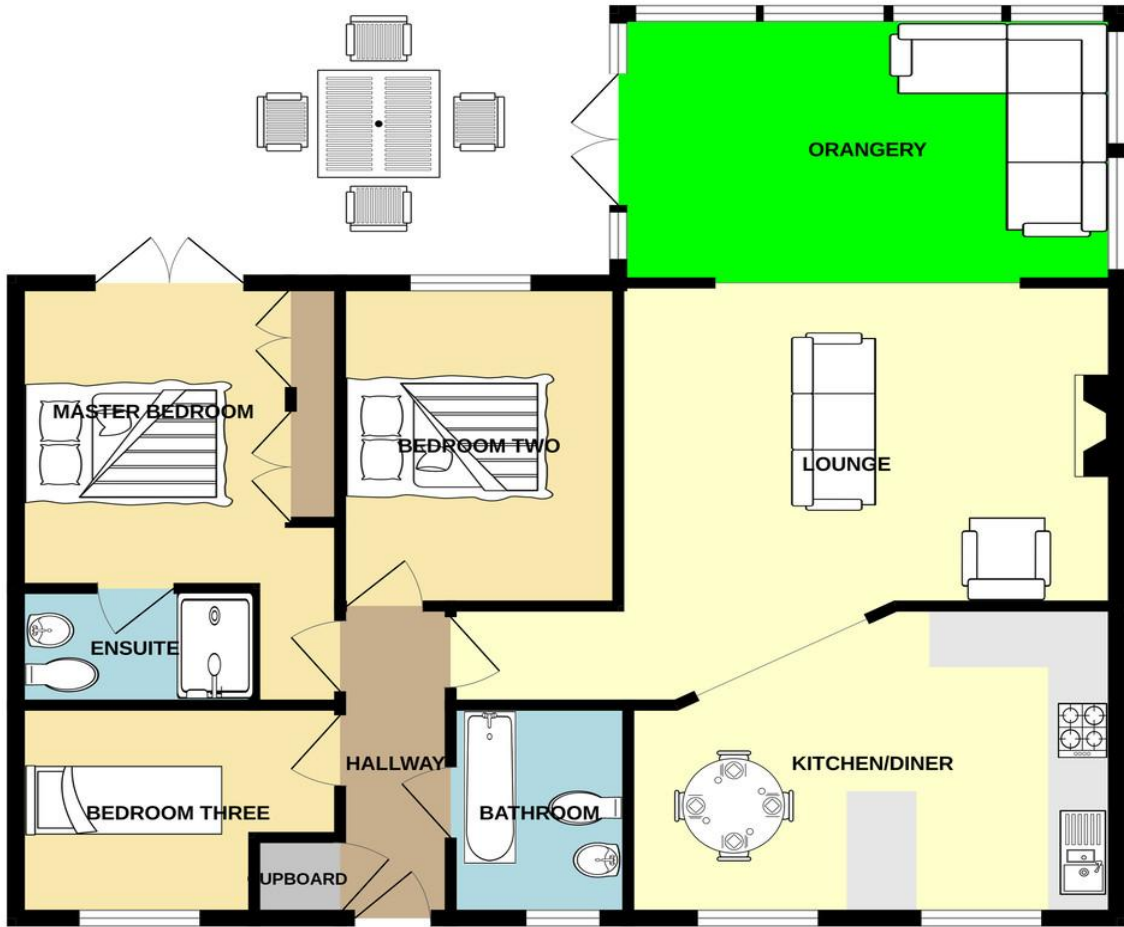
Up and over garage door, power, double glazed window. Block paved to front an parking bay.



Aerial boundary view for illustrative purposes only



GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



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TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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